

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

Updated Technical Note
April 2017



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1. Introduction

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

1.2 Settlement boundaries define the limits of towns and villages, and where planning policies apply. They have been used locally for a considerable time and 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 in the countryside.

1.3 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 Proposals Map and Insets Plans in the Local Plan Preferred Options Consultation Document, which will be subject to public consultation between 30 March and 11 May 2017.

1.4 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 existing site allocations that are co-terminus with the boundaries of the Green Belt, Green Wedge and Green Corridors
- Incorporate sites with implemented planning permissions on the edge of a UAB or DSB
- Incorporate sites with unimplemented planning permissions for settlement related development (see criterion 2 below), 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, and
- Take account of a new settlement being developed to the south of Chelmsford called St Luke's Park (former Runwell Hospital), which once developed will be a Small Settlement.

1.5 Changes are proposed to both UABs and all DSBs although sometimes these changes are considered to be only very marginal. This note is an updated version of a version published in March. The main changes are that maps of the proposed changes to the UABs and DSBs are now included at **Appendix 1** and a map of St Luke's Park is included at **Appendix 2**.

1.6 Strategic Policy S9 of the Local Plan Preferred Options sets out a proposed new Settlement Hierarchy. This ranks settlements according to their size, function, characteristics and sustainability.

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.

1.7 **Appendix 3** to this document contains the results of a Village Service Audit carried out in July 2015 and partly reviewed in 2016/17. 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 Proposal 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 and pragmatic 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 and Spring 2017
- Where appropriate, site visits to settlements were undertaken during the same period
- The results of other relevant Local Plan evidence base studies were considered including the Green Wedge and Green Corridors Study 2017
- Internal discussion took place with planning officers in Development Management on proposed changes to settlement boundaries
- 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
- Growth sites for new housing and employment proposed in the Preferred Options Local Plan on the edge of existing settlements have not been included in the UABs and DSBs. This is because the Preferred Options is only a draft Plan at this stage and the sites may change or not be taken forward. However, sites allocated in the final draft Local Plan (the Pre-Submission Document) will be included in the UABs and DSBs
- Existing housing and employment commitments from the SADPD and NCAAP that adjoin settlement boundaries have been included in the Local Plan Preferred Options Consultation Document, where they are still considered suitable and developable within the plan period to 2036

- 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. However, Green Belt sites will be monitored prior to finalising the Local Plan with a view to including them within the UABs/DSBs if planning permission is implemented by this stage.

2.3 Planning permissions and development completions on settlement edges will be monitored and used to inform the UABs and DSBs in the final Local Plan.

3. Settlement Boundary Review Criteria

3.1 Table 1 below sets out the criteria used to prepare the proposed new settlement boundaries set out within the Local Plan Preferred Options Consultation Document.

Table 1 - Settlement Boundary Review Criteria

	Criteria	Notes
General		
1	<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 and Green 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 defined settlements separate and distinct from the urban areas in line with the Spatial Principles of the emerging Local Plan.</p>
Include		
2	<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.</p> <p>A more restrictive approach will be taken in the Green Belt, the Green Wedge and the Green Corridor and where an extension to a DSB would reduce the buffer between a DSB or a DSB and an UAB.</p>

	Criteria	Notes
Include		
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, Green Wedge or Green Corridor where a more restrictive approach has been taken.
4	Proposed site allocations from the SADPD or NCAAP (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 settlement boundary.
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, Green Wedge and Green Corridor where only sites that have been developed will be included in the UAB or DSB.
Exclude		
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, 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. Such development may be separated from the rest of the settlement by hedges, footpaths, roads, rivers and railways lines.
7	Development or land of a predominantly open character at the edge of a settlement such as school playing fields, parks and recreation grounds, large gardens, allotments, wildlife sites, heritage assets and churches in large grounds set some distance away from the UAB or DSB.	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 and heritage 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 the existing and proposed settlement boundaries. The proposed new UAB/DSBs can also be seen on the Proposals Map and Insets Plans that accompany the Local Plan Preferred Options Consultation Document. Table 2 lists the settlements, the inset map number in the Preferred Options Local Plan and the proposals map or insets map number in the relevant 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 – Where to find maps of proposed and adopted new Settlement Boundaries

Settlement	Proposed - Preferred Options Consultation Document Map Number	Adopted - SADPD Map Number (and/or NCAAP where specified)
Urban Area		
Chelmsford	1 and 2	3 and NCAAP Proposals Map
South Woodham Ferrers	3	4
Defined Settlement		
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	17	NCAAP Proposals Map
Highwood	18	16
Howe Green	19	17
Howe Street	17	18
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

Settlement	Proposed - Preferred Options Consultation Document Map Number	Adopted - SADPD Map Number (and/or NCAAP where specified)
Runwell	28	27
Sandon	29	29
Stock	30	30
West Hanningfield	33	32
Woodham Ferrers	34	33
Writtle	35	34

Chelmsford

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 27 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 principle 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
- 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, and
- Exclusion of the pond to the rear of the Aschroft Building at Anglia Ruskin University as it falls within the proposed Green Wedge.

Table 3 – Main Proposed Changes to Chelmsford Urban Area

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
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

Item	Site address	Proposed change	Reason for change	Criteria
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 and Green Corridor boundaries/ 7 – Development or land of a predominantly open character
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 from the UAB.	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 and Green Corridor boundaries /

Item	Site address	Proposed change	Reason for change	Criteria
				7 – Development or 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	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
11	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
12	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
13	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

Item	Site address	Proposed change	Reason for change	Criteria
14	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 site allocation in the LDF. 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
15	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
16	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
17	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
18	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 and Green Corridor boundaries
19	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
20	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
21	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

Item	Site address	Proposed change	Reason for change	Criteria
22	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 and Green Corridor boundaries
23	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
24	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
25	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 and Green Corridor boundaries
26	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
27	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

South Woodham Ferrers

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 change is the proposed inclusion of the ribbon development at Willow Grove to the north of the existing settlement boundary.

Table 4 – Proposed Changes to South Woodham Ferrers Urban Area Boundary

Item	Site address	Proposed change	Reason for change	Criteria
1	Telephone Exchange and Garden Centre	Include the Telephone Exchange and Garden Centre in SWF UAB.	The site is close to SWF UAB and planning permission has been granted for a supermarket and health centre on the garden centre site, 14/00830/FUL. The site should be included in the UAB in accordance with criterion 5.	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.	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. The site should be included in the UAB in accordance with criterion 3.	3 – Relatively large groups of houses or buildings close to the main core of the settlement

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 Brewers Arms Public House, 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
4	Brewers Arms Public House, Main Road	Extend the DSB to the south to include the area occupied by Brewers Arms Public House, its garden and car park.	The pub is located immediately to the south of houses on Lyndhurst Drive on the southern edge of the settlement, hence is part of the main built-up area. Pub gardens on settlement edges up to 25m to the rear and side should also be included in accordance with criterion 2.	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 these buildings and hardstanding at the school should therefore be included within the DSB in accordance with criterion 2. Compass Farm House to the north is a residential property which should also 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
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
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 Five changes are proposed to the DSB, see Table 7. The main changes are the inclusion of the Lion Inn and two ribbons of houses to the east of Boreham, along Restmoor 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

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 seven proposed changes to the DSB, see Table 8. The main changes are the inclusion of Madelayne Court, Chelmer High School and a ribbon of properties along the eastern and western side of Blasford Hill to the north.

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 and Green 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 and Green 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 and Green Corridor boundaries

Item	Site address	Proposed change	Reason for change	Criteria
7	Mill View to Rolphs Cottages on east side of Blasford Hill and Runnymede Cottage to Hillside on the western side of Blasford Hill	Extend DSB to include the ribbon of houses along Blasford Hill from Mill View to Rolphs Cottages on the eastern side and Runnymede Cottage to Hillside on the western side.	This ribbon is rather consolidated and built-up in character with pavement, street lights and bus stops. It should be included in the DSB. The access road to the north of Rolphs Cottages forms a logical boundary with the houses becoming more sporadic in large plots further north. On the west side of the road, the allotment gardens forms a logical natural boundary to the north. The paddock to the south of Runnymede Cottage has been excluded in accordance with criterion 6.	2 - Main built-up extent of settlement

Chatham Green

4.13 Chatham Green is a small rural community close to the A131 with a rural character and appearance. Chatham Green is classified as a Small Settlement and is located in the Rural Area beyond the Green Belt. Three changes are proposed to the DSB, all of which involves the 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

Item	Site address	Proposed change	Reason for change	Criteria
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

Danbury

4.14 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.

4.15 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

Item	Site address	Proposed change	Reason for change	Criteria
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
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

4.16 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.

4.17 Eight changes are proposed to the DSB, see Table 11. The main changes are the inclusion of the western part of Rough Hill Complex and three houses in the north west of the village. Land north of Old Church Road is proposed to be excluded from the DSB as this has an unimplemented planning permission for a scheme that closely resembles a rural exception site.

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
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 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	Rough Hill Complex, The Tye	Include the larger buildings in the western part of the site and associated hard surfaces within the DSB.	The western part of the site contains larger buildings which are closer to, and more related to, the built-up area. This should be recognised. The eastern part of the site contains smaller buildings which are more dispersed and separated by green spaces. The character is much less than that of a built-up area hence this part should be left outside the DSB.	2- Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
5	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
6	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
7	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
8	Land north of Old Church Road	Exclude land north of Old Church Road from the DSB.	This is a rural exception site – i.e. 100% affordable housing only - in the adopted SADPD. Hence, the site is not included within East Hanningfield DSB to ensure it does not come forward for wholly market housing.	4 – Proposed site allocations (rural exception site)

Edney Common

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

4.19 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.

4.20 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

Item	Site address	Proposed change	Reason for change	Criteria
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
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

Item	Site address	Proposed change	Reason for change	Criteria
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

4.21 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 Local Plan Preferred Options 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.

4.22 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 and Green Corridor boundaries

Good Easter

4.23 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.

4.24 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

Item	Site address	Proposed change	Reason for change	Criteria
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

4.25 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.

4.26 There are five proposed changes to the DSB, see Table 16. The main changes are the inclusion of the Village Hall, Ye Olde Castle Public House in the DSB as well as some a house next to Ye Olde Castle and three houses close to Banters Lane Employment Area.

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 that should be in the DSB to avoid an indentation.	2 – Main built-up extent of settlement
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	Ye Olde Castle, Castle Cottage and Great and Little Leighs Village Hall, Boreham Road	Change the DSB to include Ye Olde Castle, Castle Cottage and Great and Little Leighs Village Hall.	The DSB does not include these three buildings which are close to the road with development on three sides. 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. They are immediately adjacent to the built-up area so should be included. They should be included in the DSB in accordance with criterion 2.	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

Great Waltham

4.27 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 centered 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.

4.28 Five changes are proposed to the DSB, see Table 17. 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 17 – 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

Item	Site address	Proposed change	Reason for change	Criteria
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
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 and Green 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

4.29 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.

4.30 There are only two proposed changes to the DSB, see Table 18. 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 18 – 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 it 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

4.31 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.

4.32 There are only two changes proposed to the DSB, see Table 19. The main change is the proposed inclusion of four properties to the north of East Hanningfield Road in the DSB.

Table 19 – 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

4.33 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.

4.34 Only two changes are proposed to the DSB, see Table 20. Both changes involve the extensions of the DSB to include side/rear gardens.

Table 20 – 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
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

4.35 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.

4.36 Eight changes are proposed to the Little Baddow DSB, see Table 21. The changes are mainly amendments to ensure the DSB includes 25m of the rear and side gardens of properties.

Table 21 – 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
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 and reduce the DSB to the side of 7 Rye Fields so that it is drawn 25m to the side of the side elevation.	The DSB is inconsistent and is drawn less than 25m from the rear of No 6 and 6A and approx 35 to the side of No 7.	1 – Boundaries should normally follow clearly defined physical features / 2 - Main built-up extent of settlement
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 and Green Corridor boundaries

Item	Site address	Proposed change	Reason for change	Criteria
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 and Green Corridor boundaries

Little Waltham

4.37 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.

4.38 Ten changes are proposed to the Little Waltham DSB, see Table 22. 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 22 – 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

Item	Site address	Proposed change	Reason for change	Criteria
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 Corridor.	7 – Development or land of a predominantly open character
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
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

Item	Site address	Proposed change	Reason for change	Criteria
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

4.39 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.

4.40 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 23.

Table 23 – 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

4.41 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.

4.42 Nine changes are proposed to the DSB, see Table 24. 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 24 – 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
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 Willowmead 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 this property's rear garden 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

Item	Site address	Proposed change	Reason for change	Criteria
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

4.43 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.

4.44 Twelve changes are proposed to the DSB, see Table 25. 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 25 – 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 thee 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.	2 – Main built-up extent of settlement.

Item	Site address	Proposed change	Reason for change	Criteria
			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.	
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
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

Item	Site address	Proposed change	Reason for change	Criteria
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	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

4.45 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.

4.46 Only two changes are proposed to the DSB, see Table 26. The main change is the inclusion of one new dwelling to the north of the DSB.

Table 26 – 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

4.47 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.

4.48 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 27.

Table 27 – 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

4.49 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.

4.50 Three changes are proposed to the Runwell DSB, see Table 28. All changes involve the inclusion in the DSB of existing houses or houses under construction currently just outside the boundary.

Table 28 – 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, Conifer Lodge, South Hanningfield Way	Extend the DSB to include Le Nid to 30b South Hanningfield Way and 30a, 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. 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.	2 – Main built-up extent of settlement/5 – Sites with built or extant planning permission

Item	Site address	Proposed change	Reason for change	Criteria
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

4.51 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.

4.52 Three changes are proposed to Sandon DSB, see Table 29. All changes involve the extension of the DSB to include 25m of the side or rear garden of properties.

Table 29 – 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
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

4.53 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.

4.54 Five changes are proposed to the DSB, see Table 30. The changes mainly involve extending the DSB to include 25m of the rear gardens of houses.

Table 30 – 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
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

West Hanningfield

4.55 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.

4.56 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.

4.57 Four changes are proposed to the DSB, see Table 31. The changes are considered relatively minor to make sure the DSB reflects new development that has more recently taken place.

Table 31 – 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
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

4.58 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.

4.59 There are six proposed changes to the DSB, see Table 32. The main changes are the inclusion of a St Mary's Primary School, the Builder's Yard and three dwellings in the north.

Table 32 – 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

Item	Site address	Proposed change	Reason for change	Criteria
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
3	Saarn Lodge & 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

Proposed new section of Woodham Ferrers DSB

4.60 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 33.

Table 33 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

4.61 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 Local Plan Preferred Options Consultation Document (Site Reference EC2).

4.62 Eight changes are proposed to Writtle DSB, see Table 34. 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 34 – 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

Item	Site address	Proposed change	Reason for change	Criteria
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
8	17 Bridge Street / Writtle Coop	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

5. A Proposed New Defined Settlement Boundary

5.1 A new defined settlement is under construction at the Former Runwell Hospital site, Runwell (References 12/01480/Out and 14/00173/REM, 14/00548/REM and 16/003001/REM). Once completed, the site will comprise a major residential development with supporting uses including a primary school, open space and sports facilities, community facilities, retail uses and small businesses. It will be classified as a Small Settlement in the proposed new Settlement Hierarchy.

5.2 An indicative boundary for a new defined settlement, known as 'St Luke's Park', has been drawn up. A plan of the indicative new settlement boundary is included in this document as Appendix 2. It can also be viewed in the Local Plan Preferred Options Consultation Document - Proposal Map Inset Number 31

5.3 The proposed indicative boundary takes account of the need to provide a buffer between the emerging new defined settlement and Brookfield House to the south. It exclude Gorse Wood to the north east and the steeply sloping land to the north.

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

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URBAN AREA CHELMSFORD



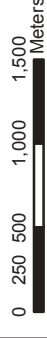
Existing Urban Area
Boundary



Proposed Urban Area
Boundary- where
different from above
(Preferred Options
Local Plan March 2017)



APRIL 2017



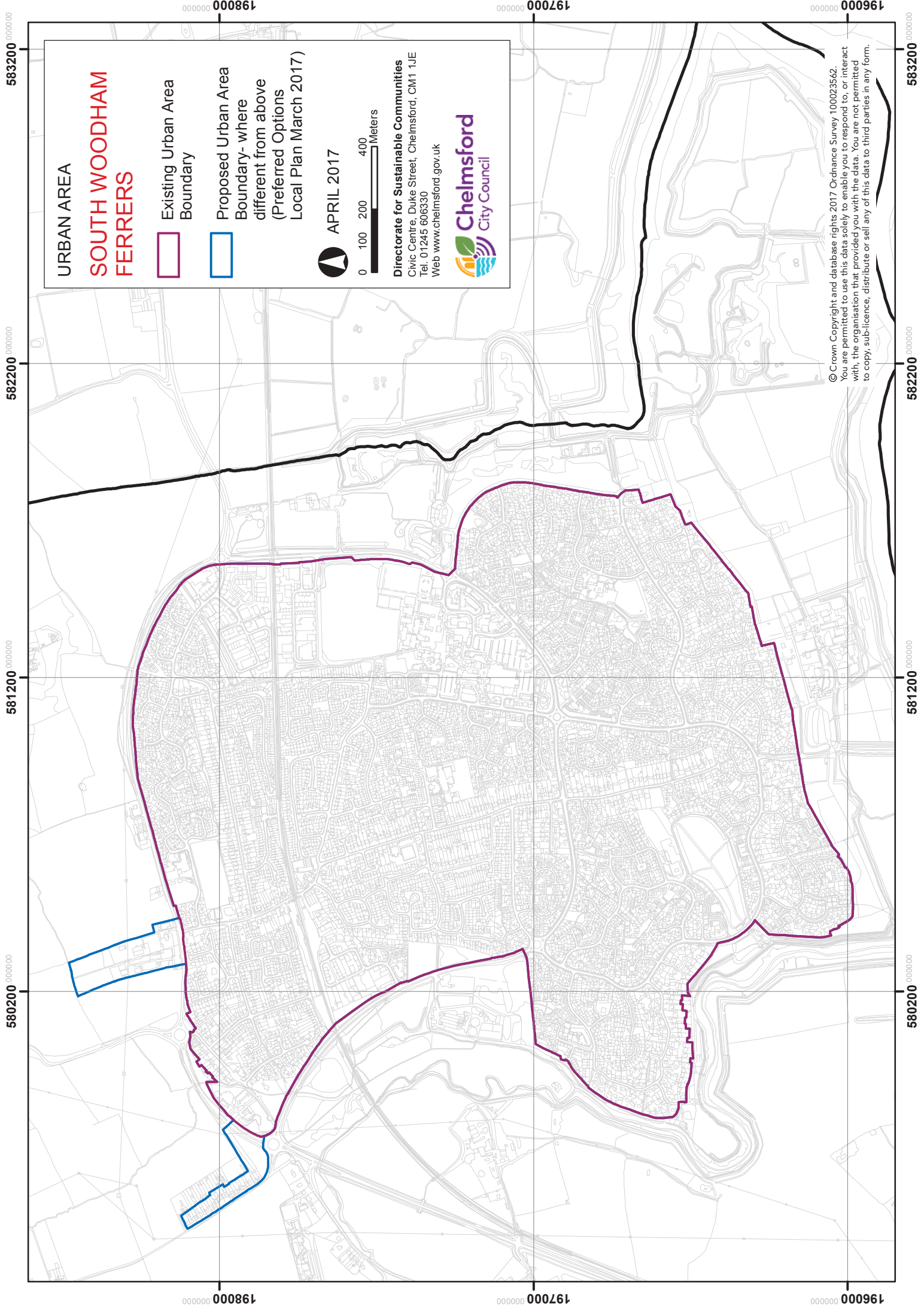
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URBAN AREA

**SOUTH WOODHAM
FERRERS**



Existing Urban Area
Boundary



Proposed Urban Area
Boundary- where
different from above
(Preferred Options
Local Plan March 2017)



APRIL 2017



Meters

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DEFINED SETTLEMENT BICKNACRE

-  Existing Defined Settlement Boundary
-  Proposed Defined Settlement Boundary (Preferred Options Local Plan March 2017)

 APRIL 2017

0 25 50 100 150 200 250 300
Meters

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Tel. 01245 606330
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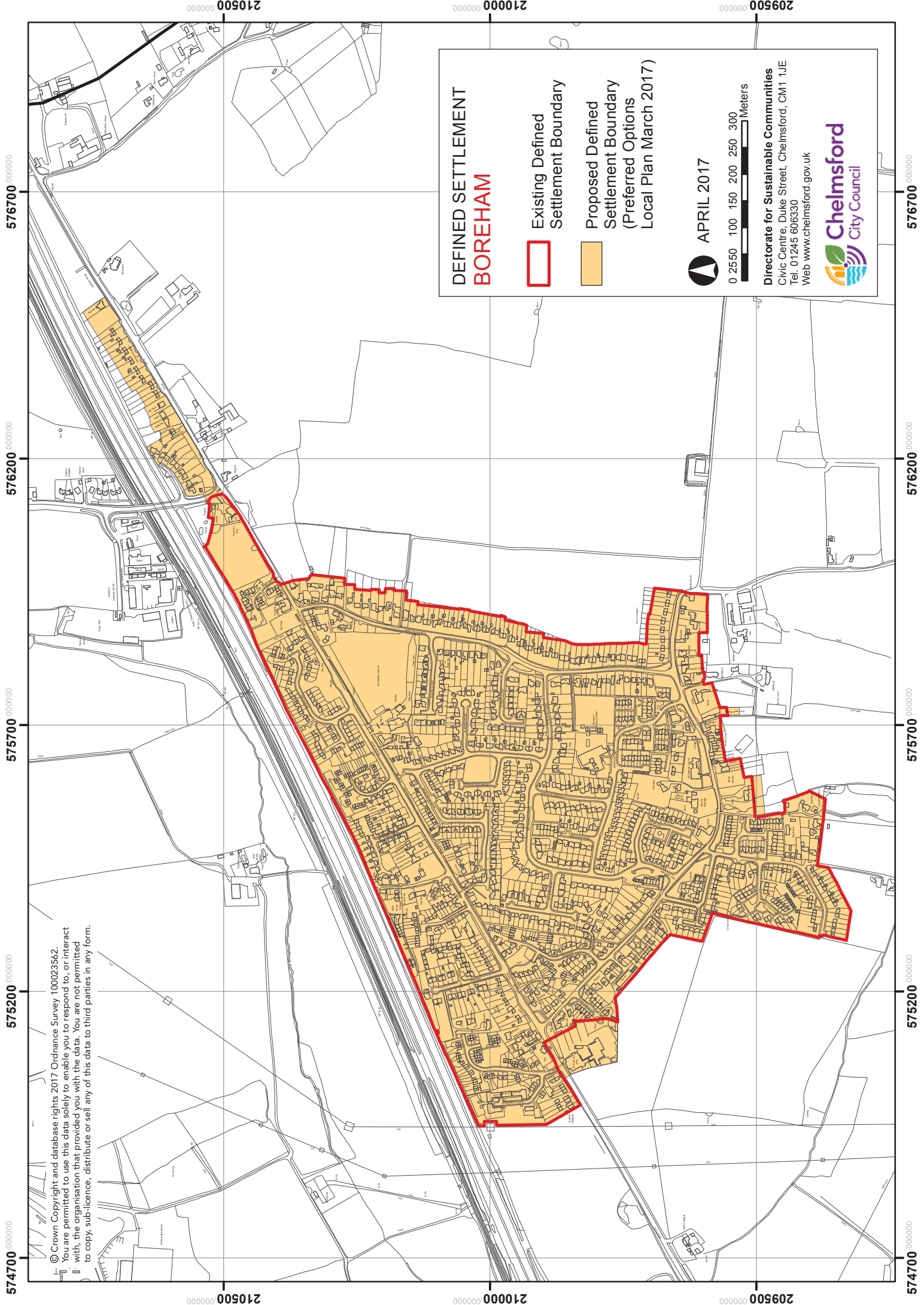
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DEFINED SETTLEMENT
BOREHAM

 Existing Defined
Settlement Boundary

 Proposed Defined
Settlement Boundary
(Preferred Options
Local Plan March 2017)

 **APRIL 2017**

0 250 100 150 200 250 300
Meters

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DEFINED SETTLEMENT BROOMFIELD

-  Existing Defined Settlement Boundary
-  Proposed Defined Settlement Boundary (Preferred Options Local Plan March 2017)



APRIL 2017



0 250 100 150 200 250 300 350
Meters

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DEFINED SETTLEMENT CHATHAM GREEN

-  Existing Defined Settlement Boundary
-  Proposed Defined Settlement Boundary (Preferred Options Local Plan March 2017)

 APRIL 2017

0 12.5 25 50 Meters

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Tel. 01245 606330
Web www.chelmsford.gov.uk

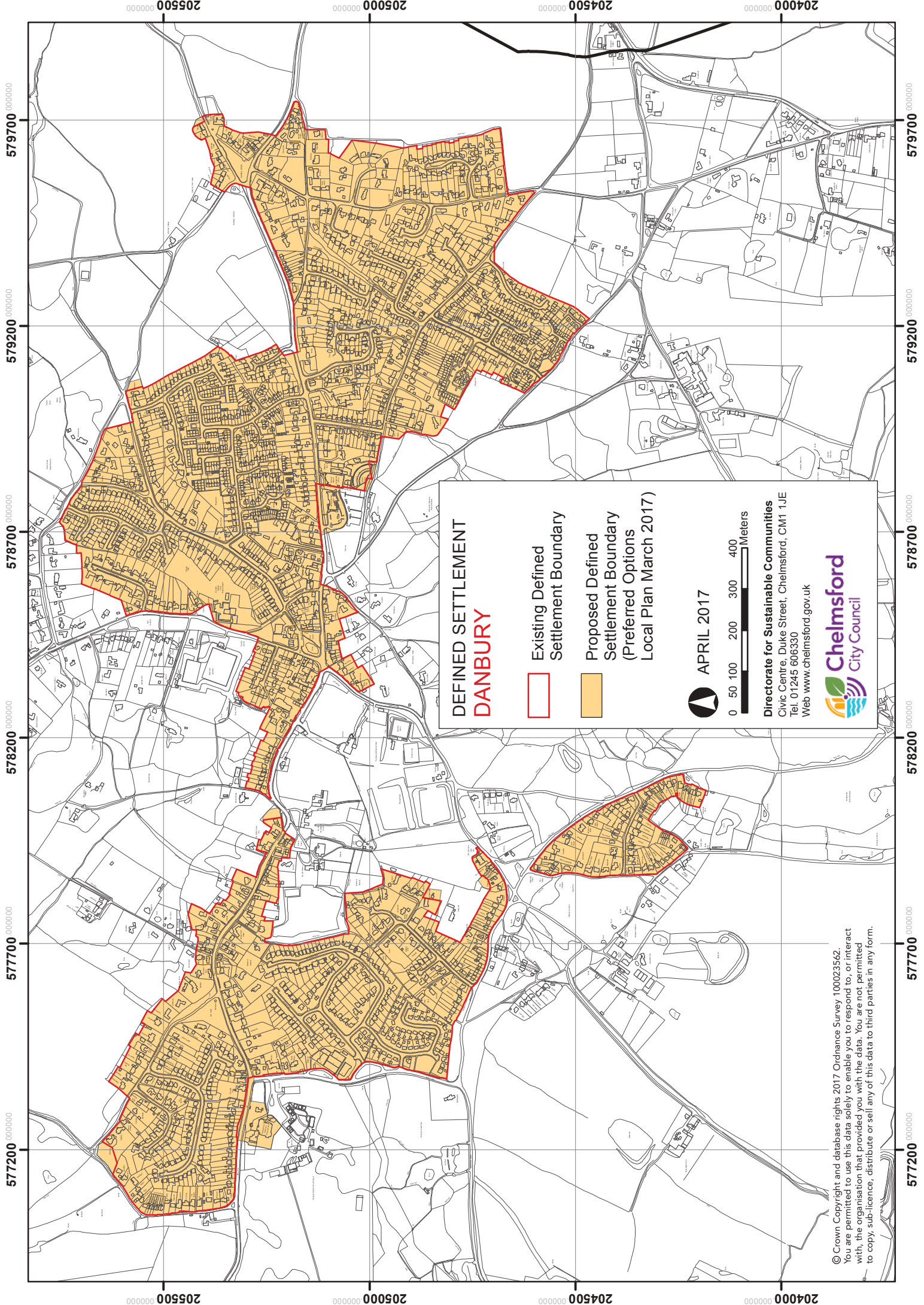


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DEFINED SETTLEMENT
DANBURY

-  Existing Defined Settlement Boundary
-  Proposed Defined Settlement Boundary (Preferred Options) (Local Plan March 2017)



APRIL 2017





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DEFINED SETTLEMENT EAST HANNINGFIELD

-  Existing Defined Settlement Boundary
-  Proposed Defined Settlement Boundary (Preferred Options Local Plan March 2017)

 APRIL 2017

0 25 50 100 150 Meters

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DEFINED SETTLEMENT EDNEY COMMON

 Existing Defined
Settlement Boundary

 Proposed Defined
Settlement Boundary
(Preferred Options
Local Plan March 2017)



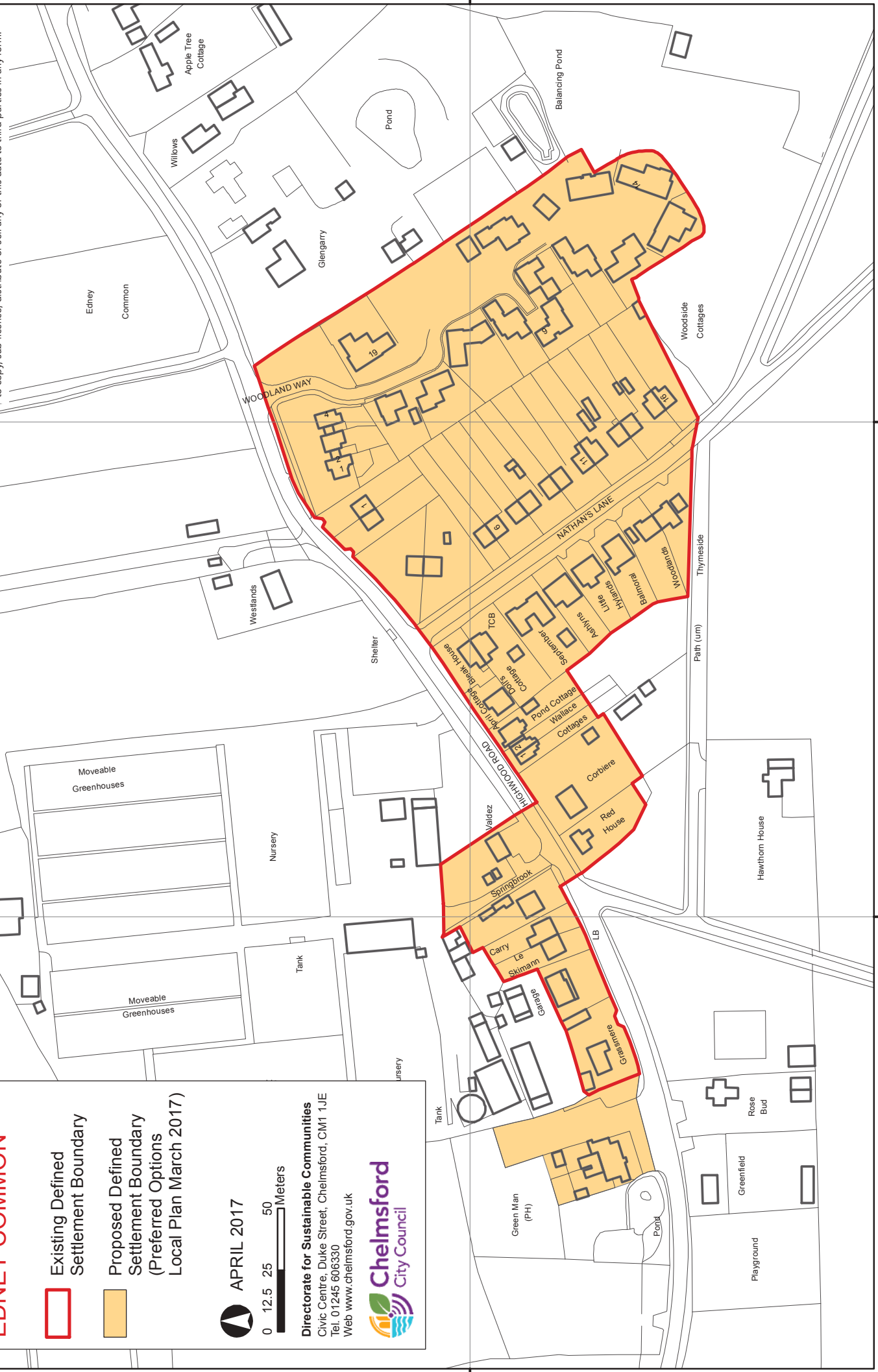
APRIL 2017

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Moveable
Greenhouses

Moveable
Greenhouses

Arjents Nurseries

Nursery

Tank

Ursery

Tank

Green Man
(PH)

Pond

Greenfield

Playground

Rose
Bud

Hawthorn House

Path (um)

Thymeside

Woodside
Cottages

Balancing Pond

Pond

Glengarry

Willows

Apple Tree
Cottage

Edney

Common

WOODLAND WAY

NATHANS LANE

HIGHWOOD ROAD

TCB

September
Cottage

Pond Cottage

Wallace
Cottages

Corbiere

Red House

Garage

Le Skinn

Carry

Springbrook

Valdez

TCB

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Pond Cottage

Wallace
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Corbiere

Red House

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Red House

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Springbrook

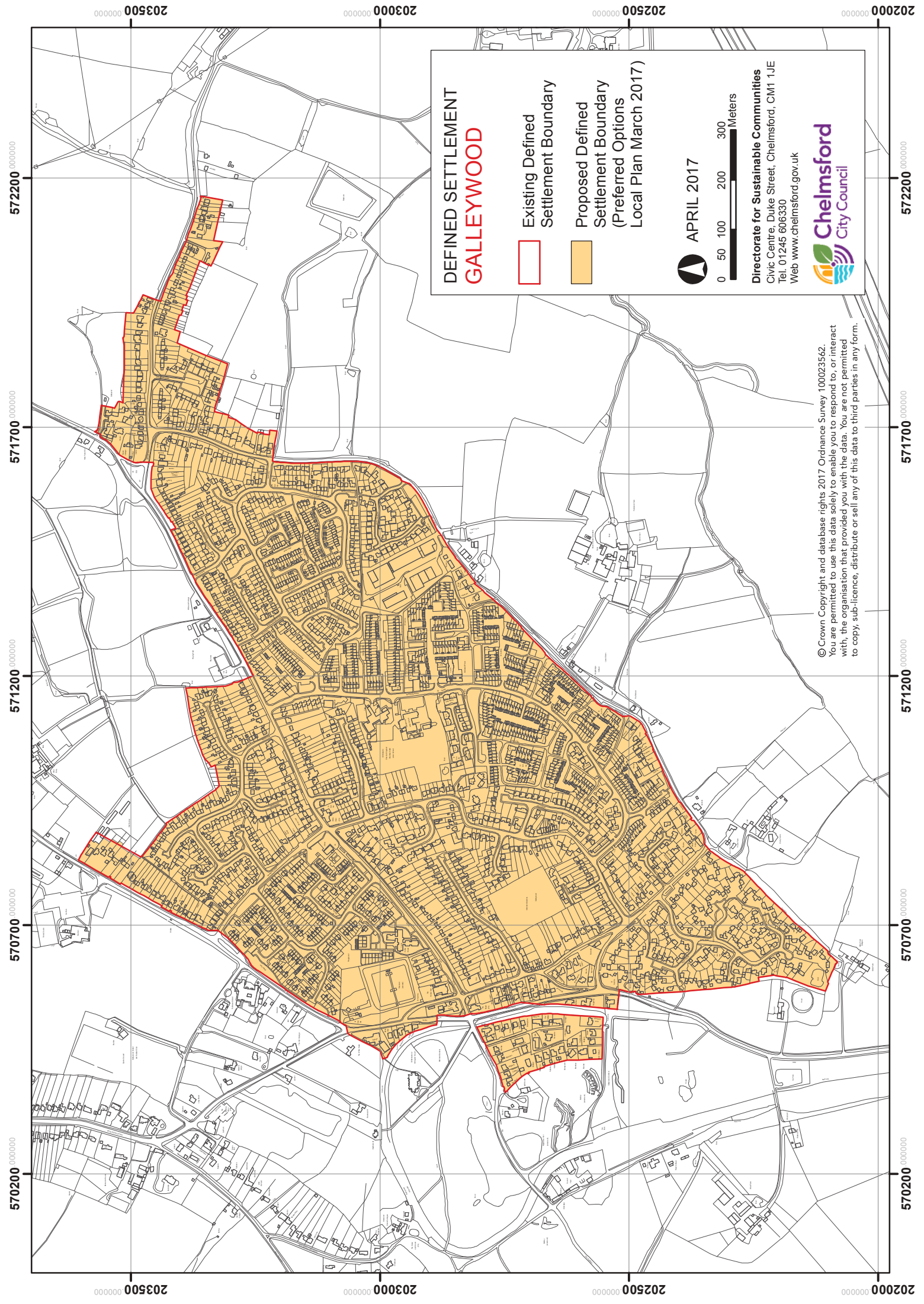
Valdez

TCB

September
Cottage

Pond Cottage

Wallace
Cottages



DEFINED SETTLEMENT
GALLEYWOOD



Existing Defined
Settlement Boundary



Proposed Defined
Settlement Boundary
(Preferred Options
Local Plan March 2017)



APRIL 2017



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DEFINED SETTLEMENT
GOOD EASTER

Existing Defined Settlement Boundary
Proposed Defined Settlement Boundary (Preferred Options Local Plan March 2017)

APRIL 2017

0 25 50 100 Meters

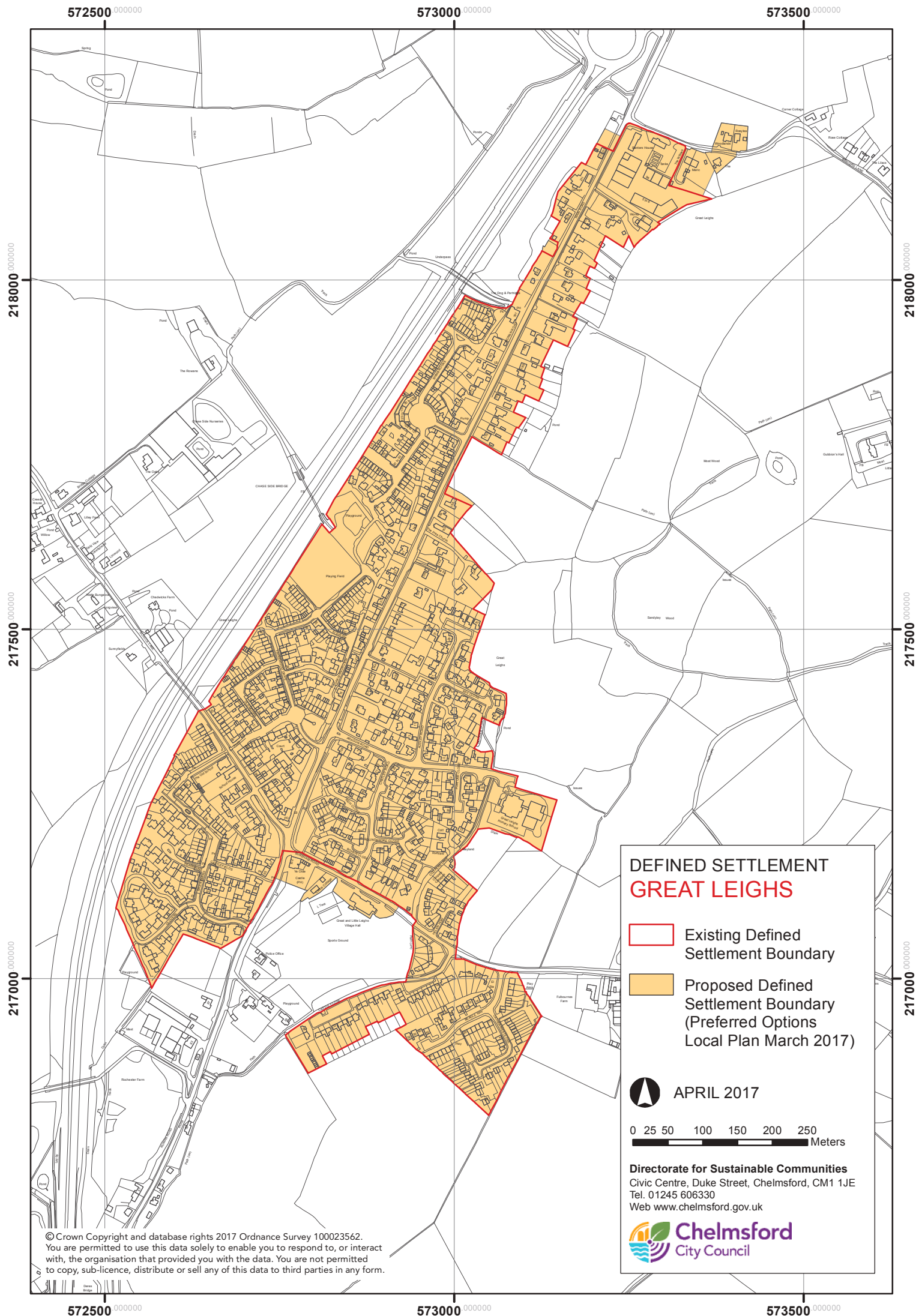
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Web www.chelmsford.gov.uk

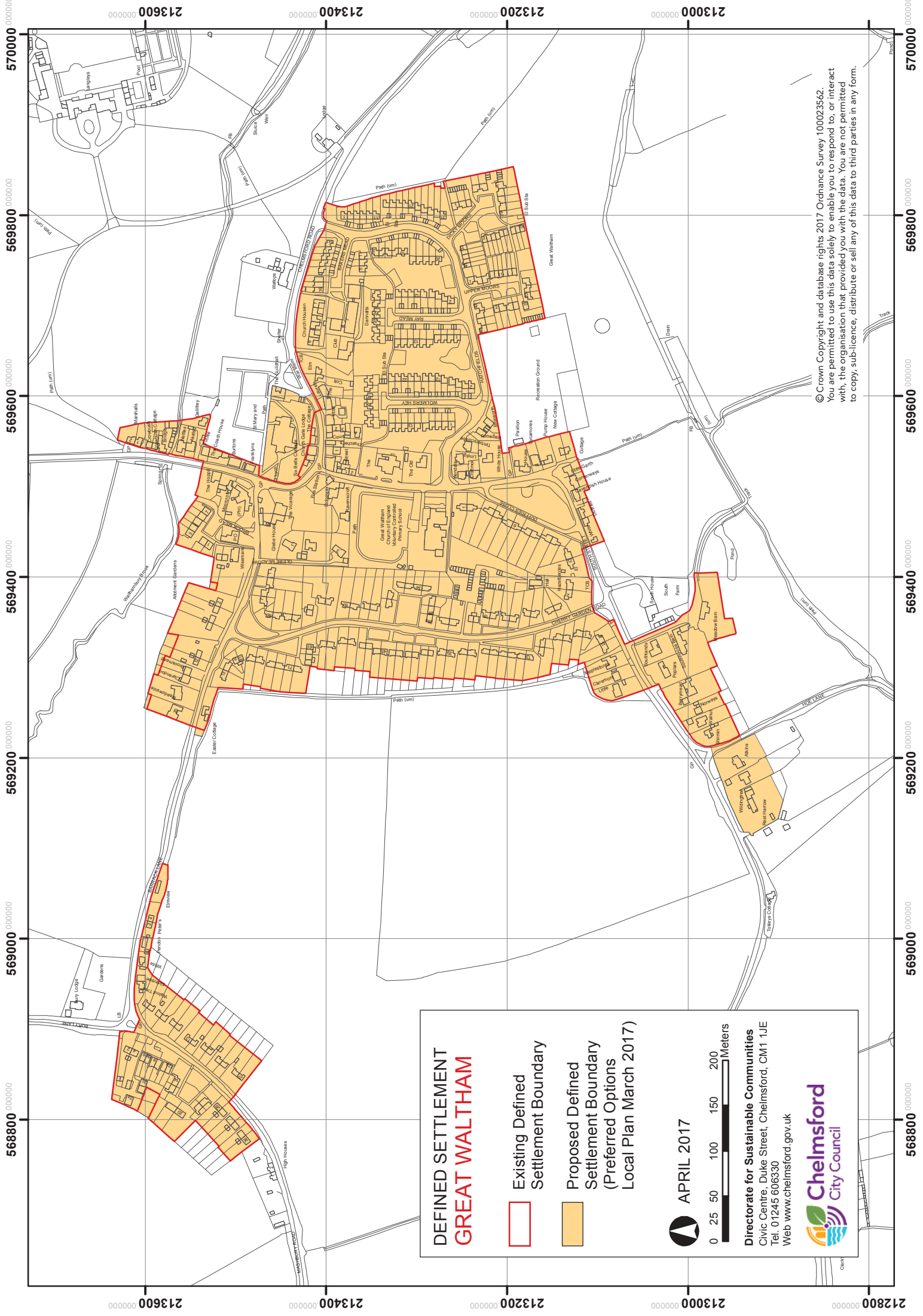
Chelmsford City Council

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The map shows the 'Good Easter' settlement area, which is outlined in red. The area includes several buildings, including houses, a school, and a church. The map also shows the surrounding area, including the River Chelmer and the A12 road. The map is oriented with North at the top.







DEFINED SETTLEMENT
GREAT WALTHAM

-  Existing Defined Settlement Boundary
 -  Proposed Defined Settlement Boundary (Preferred Options)
- (Local Plan March 2017)



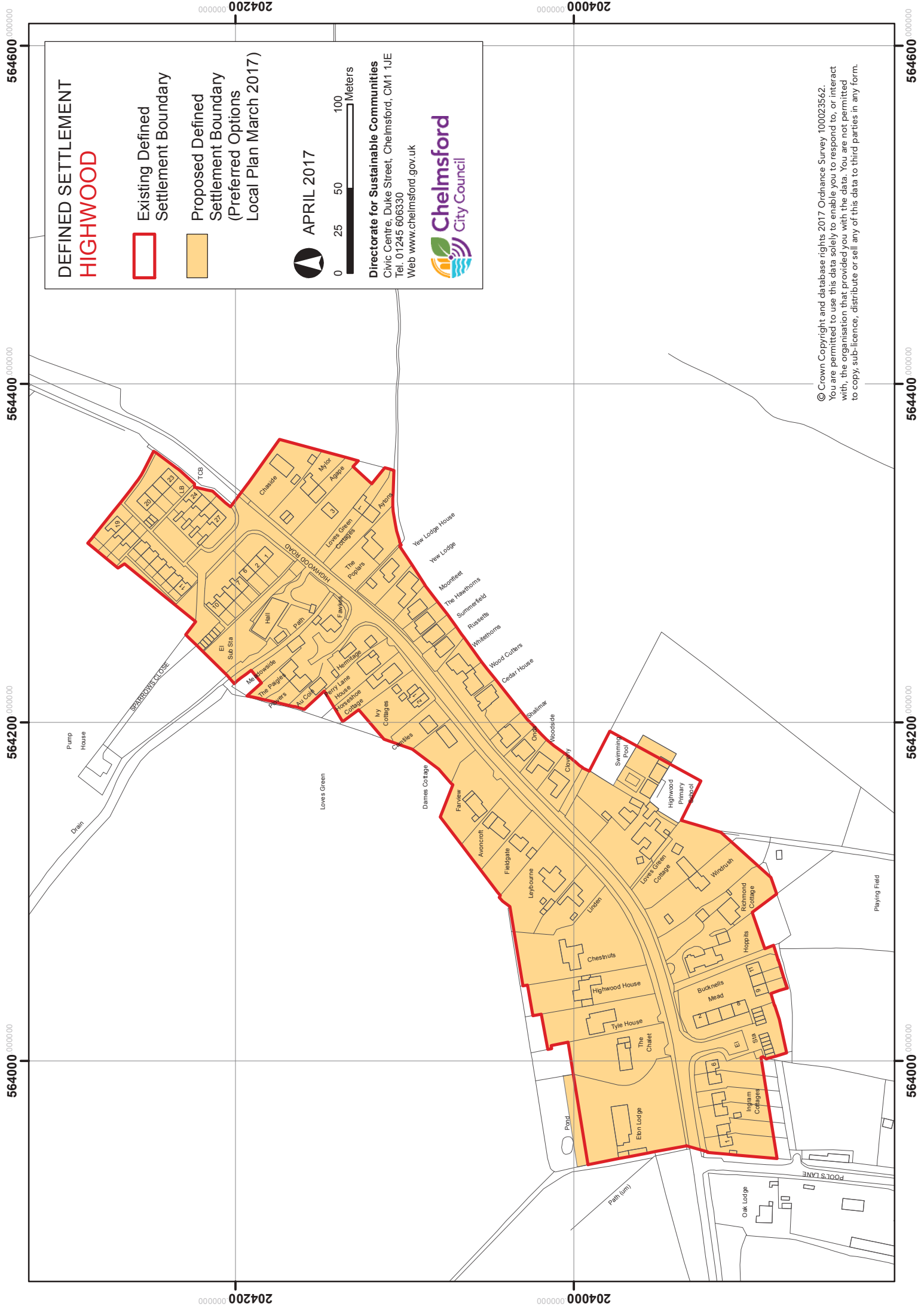
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DEFINED SETTLEMENT LITTLE BADDOW

-  Existing Defined Settlement Boundary
-  Proposed Defined Settlement Boundary (Preferred Options Local Plan March 2017)



APRIL 2017

0 25 50 100 150 200
Meters

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DEFINED SETTLEMENT LITTLE WALTHAM

 Existing Defined Settlement Boundary

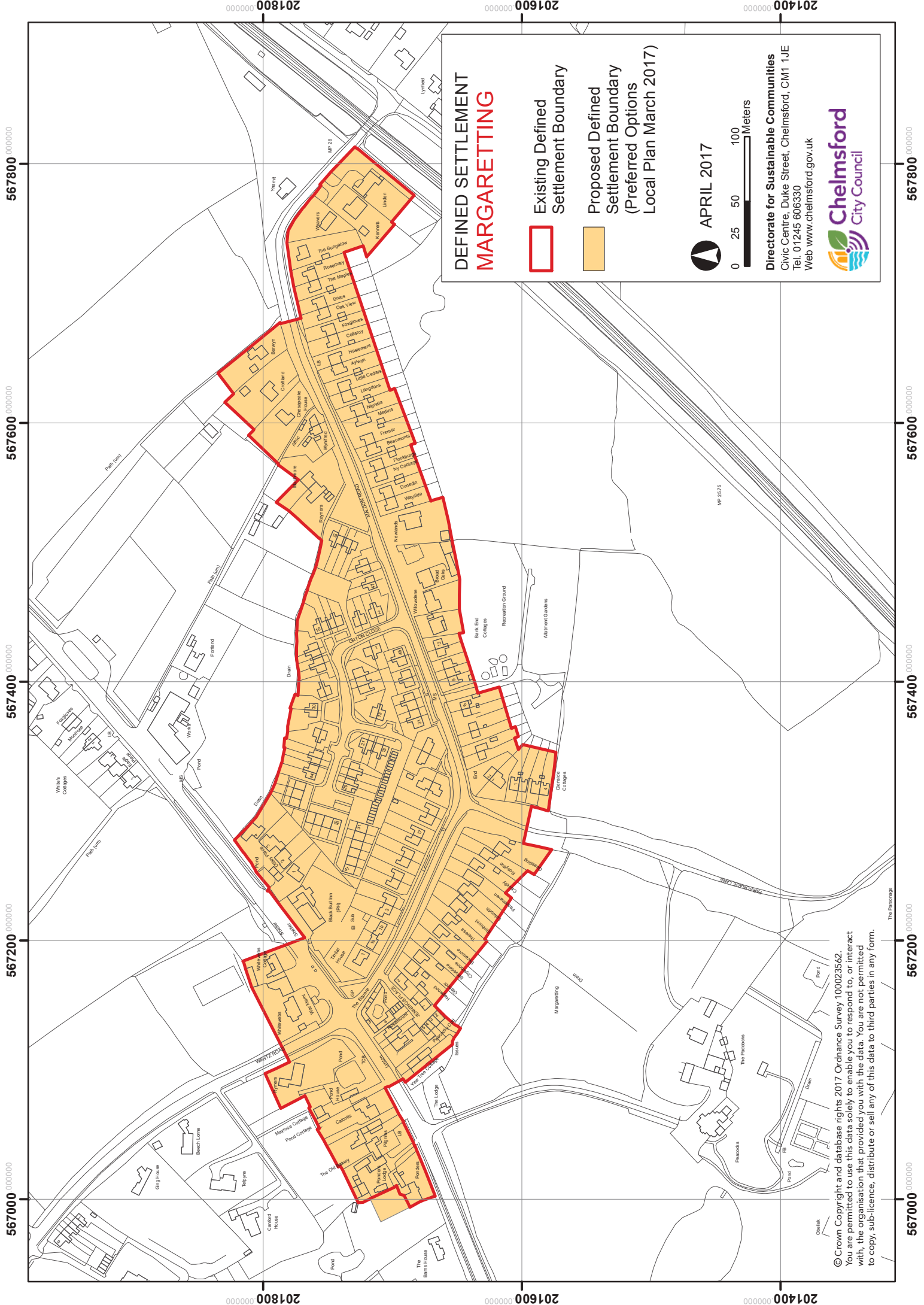
 Proposed Defined Settlement Boundary (Preferred Options Local Plan March 2017)

 APRIL 2017

0 25 50 100 150 Meters

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**DEFINED SETTLEMENT
MARGARETTING**

 Existing Defined
Settlement Boundary

 Proposed Defined
Settlement Boundary
(Preferred Options
Local Plan March 2017)

 **APRIL 2017**

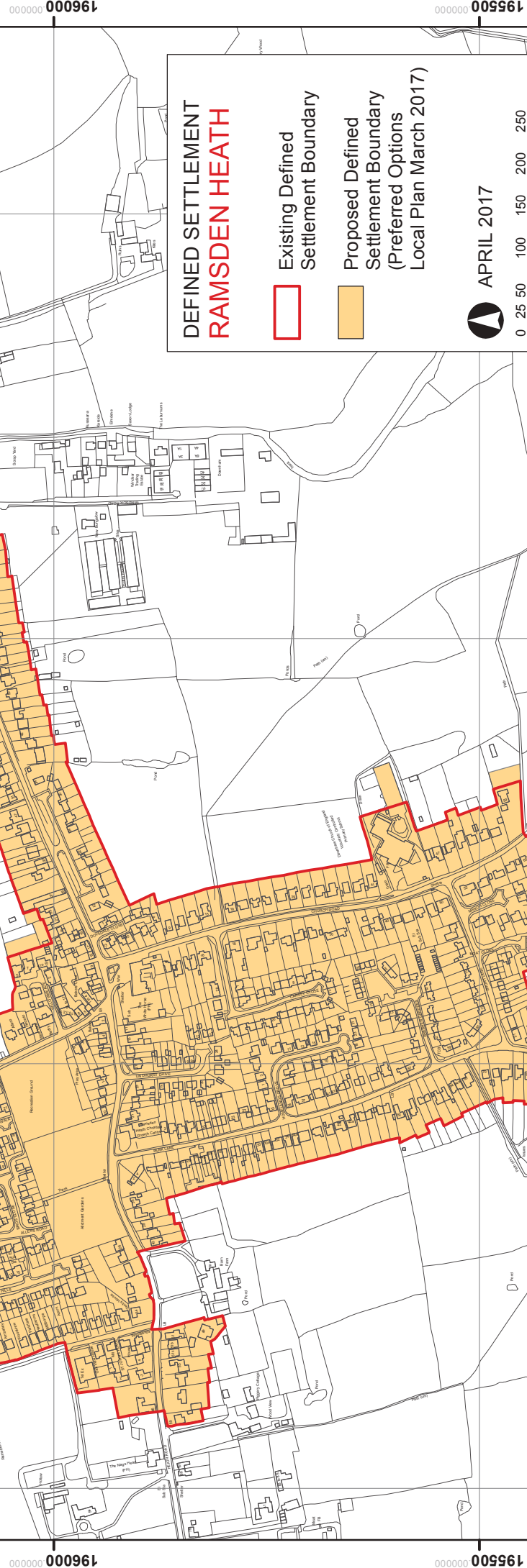
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Tel. 01245 606330
Web www.chelmsford.gov.uk

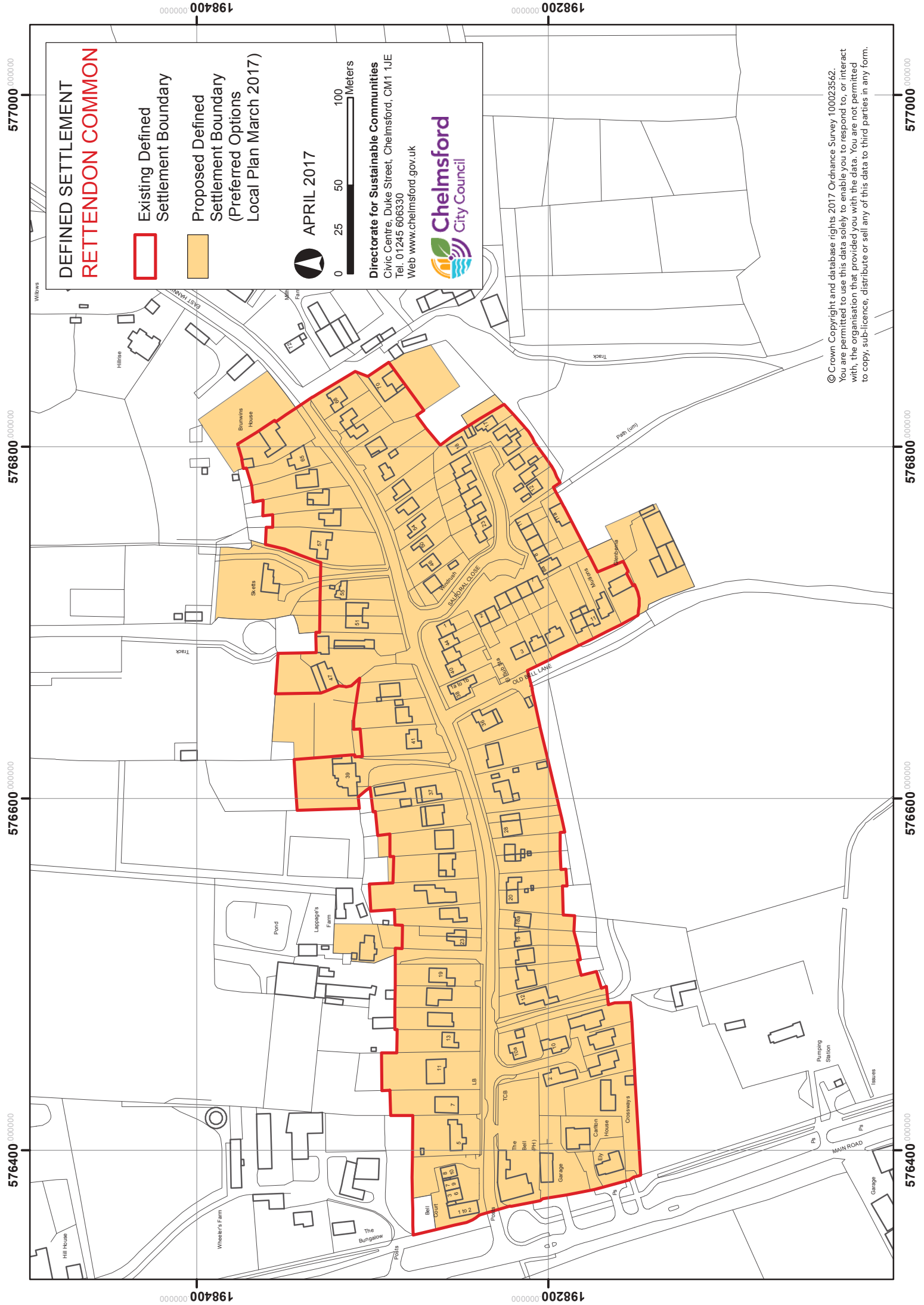
 **Chelmsford
City Council**

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DEFINED SETTLEMENT RETTENDON PLACE



Existing Defined
Settlement Boundary



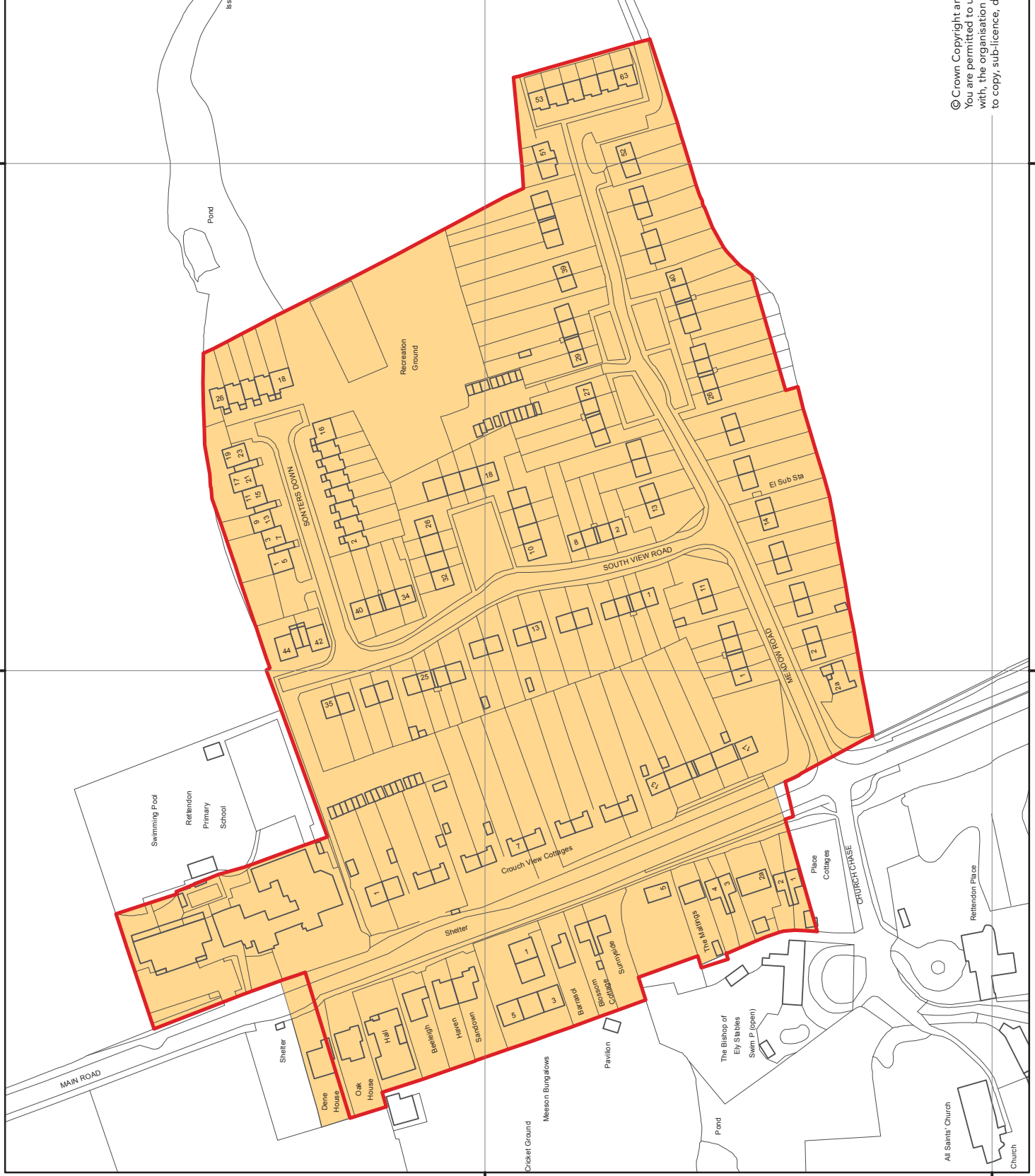
Proposed Defined
Settlement Boundary
(Preferred Options
Local Plan March 2017)



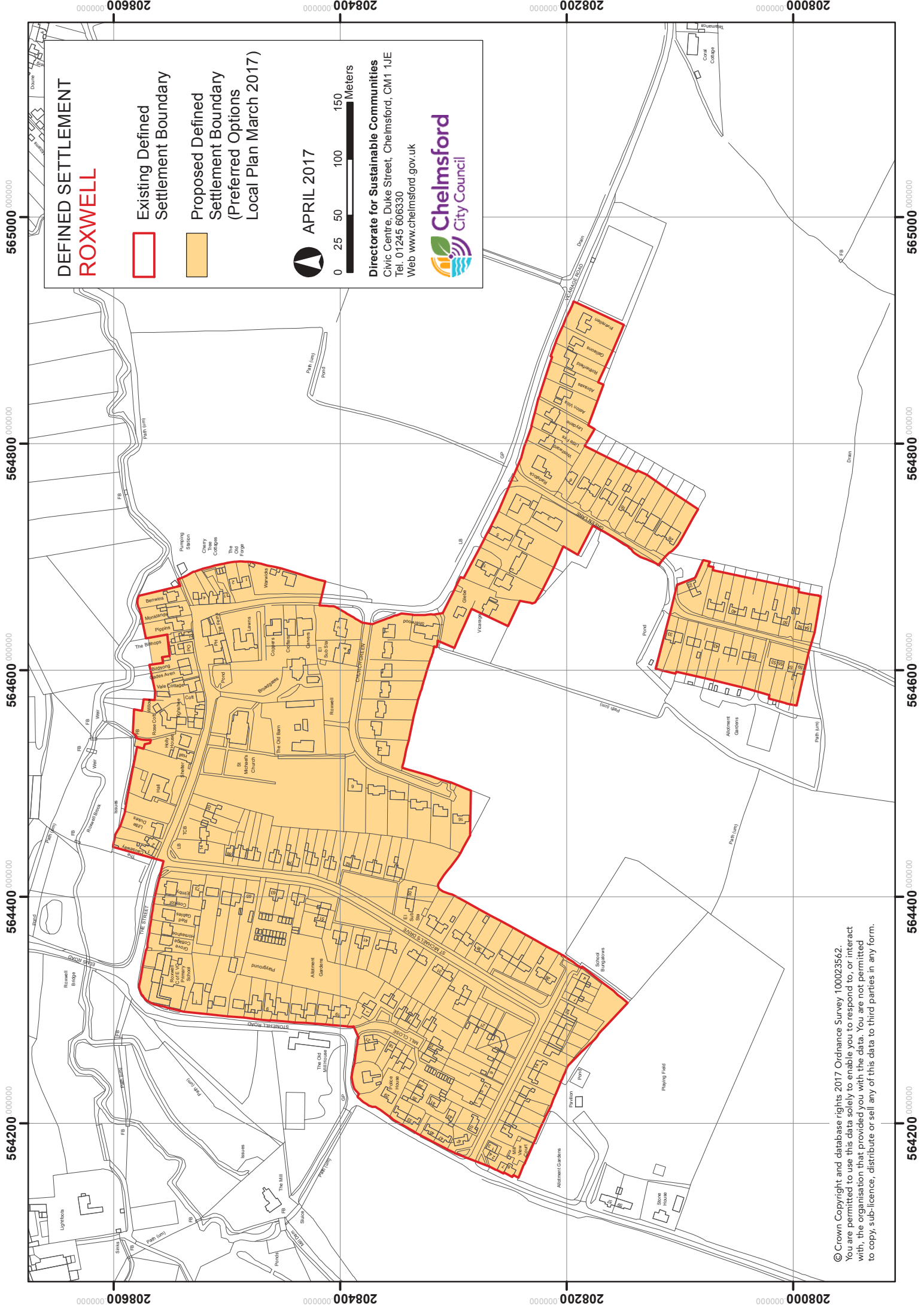
APRIL 2017

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Meters

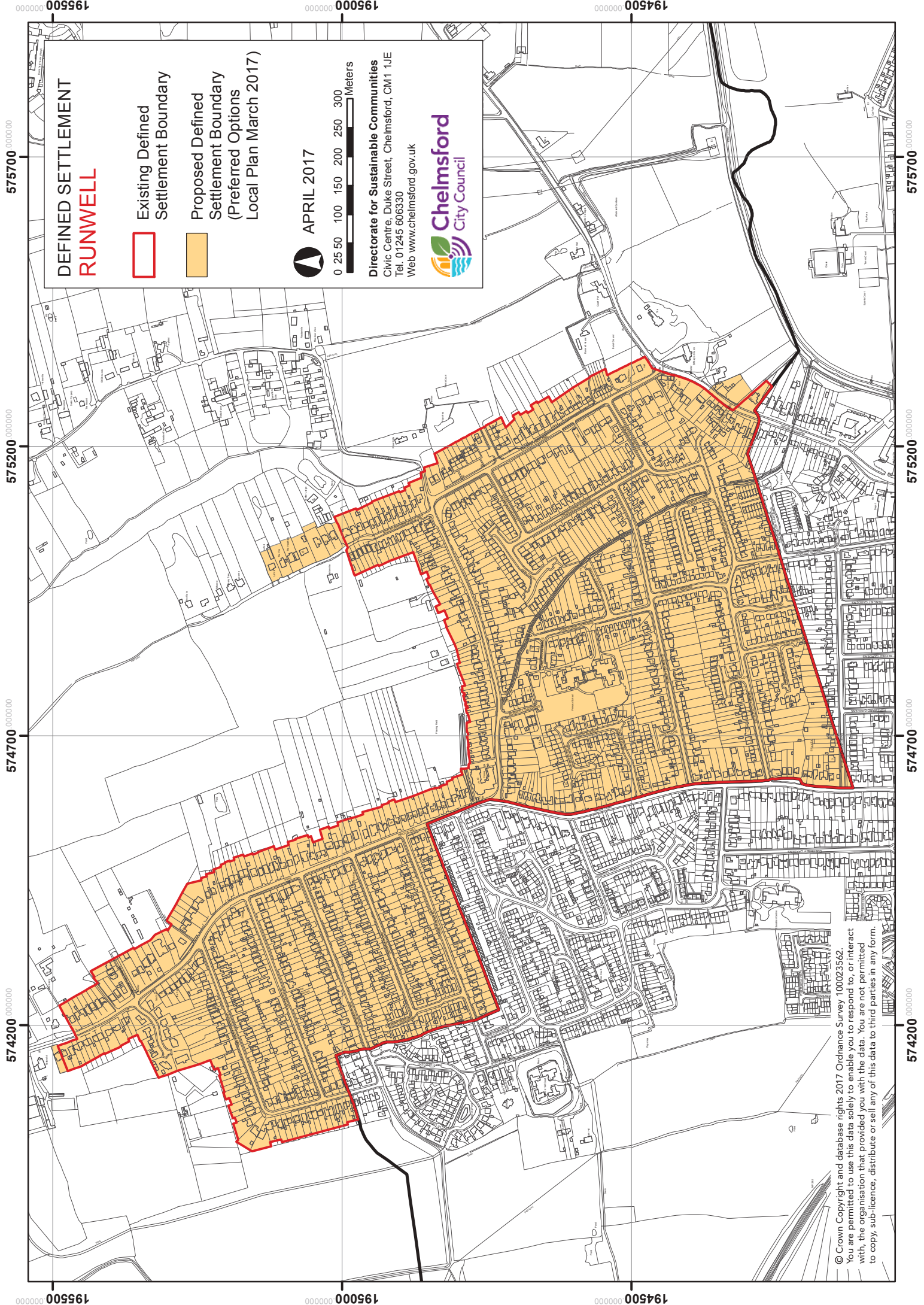
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DEFINED SETTLEMENT
RUNWELL



Existing Defined
Settlement Boundary



Proposed Defined
Settlement Boundary
(Preferred Options
Local Plan March 2017)



APRIL 2017



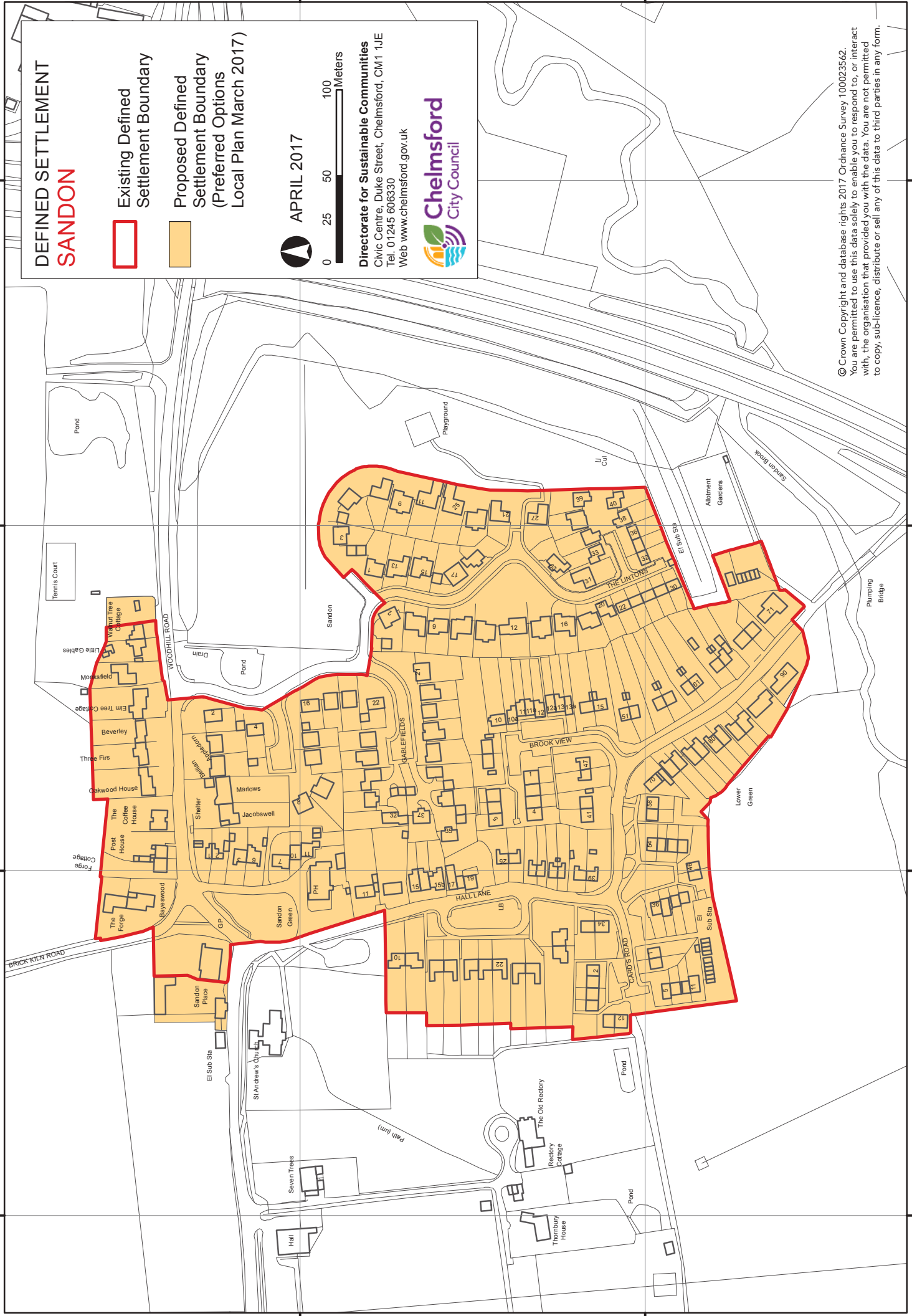
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204800 000000 204600 000000



DEFINED SETTLEMENT
SANDON



Existing Defined
Settlement Boundary



Proposed Defined
Settlement Boundary
(Preferred Options
Local Plan March 2017)



APRIL 2017



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574200 000000 574400 000000 574600 000000 574800 000000

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569700 0000000
569200 0000000
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199000 0000000
198500 0000000

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570200 0000000
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568700 0000000

DEFINED SETTLEMENT
STOCK

Existing Defined
Settlement Boundary

Proposed Defined
Settlement Boundary
(Preferred Options
Local Plan March 2017)

0 25 50 100 150 200 250 300

Meters

APRIL 2017

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DEFINED SETTLEMENT WEST HANNINGFIELD



Existing Defined
Settlement Boundary



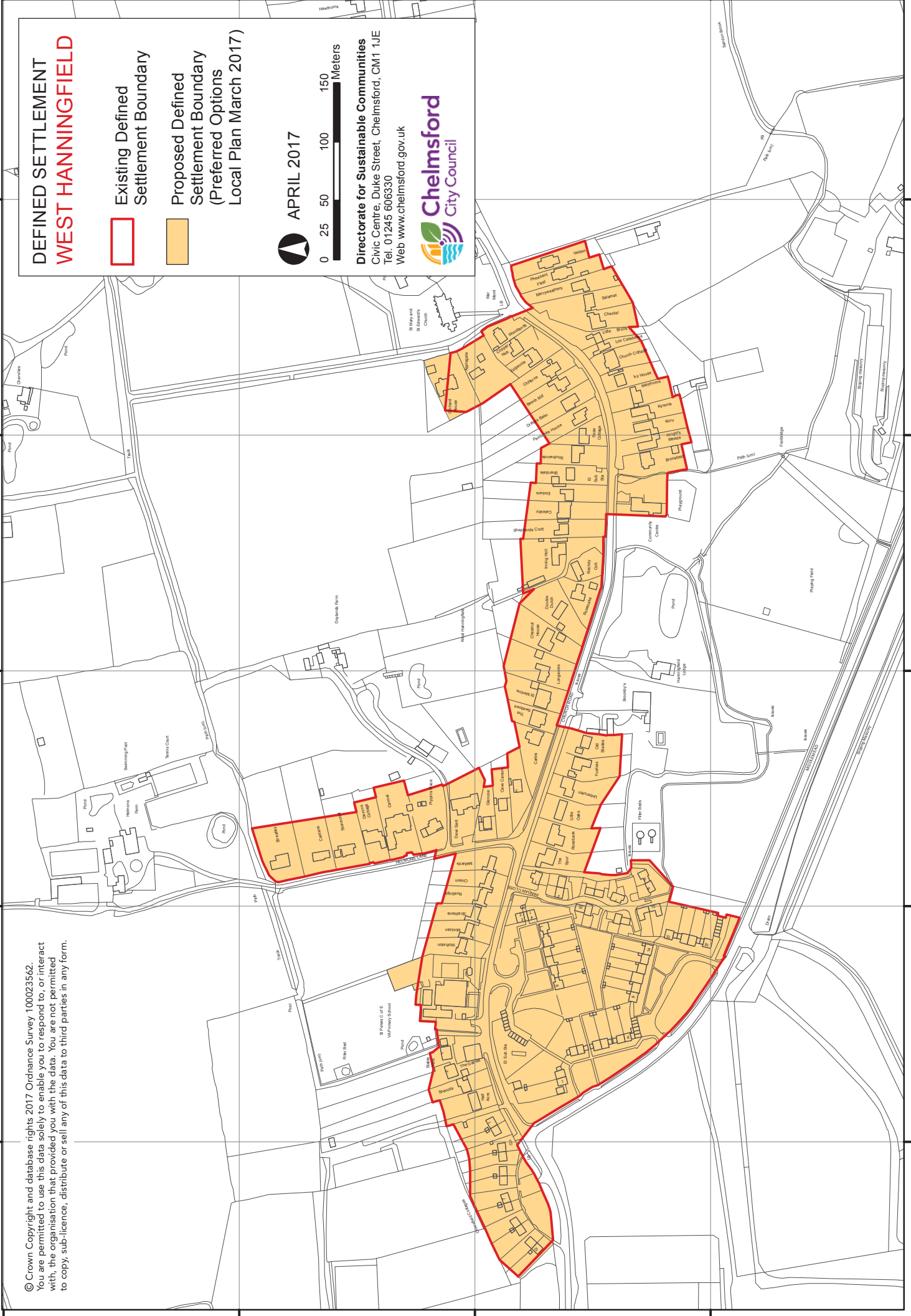
Proposed Defined
Settlement Boundary
(Preferred Options
Local Plan March 2017)



APRIL 2017



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DEFINED SETTLEMENT WOODHAM FERRERS

 Existing Defined Settlement Boundary

 Proposed Defined Settlement Boundary (Preferred Options Local Plan March 2017)



APRIL 2017

0 25 50 100 150 200 250
Meters

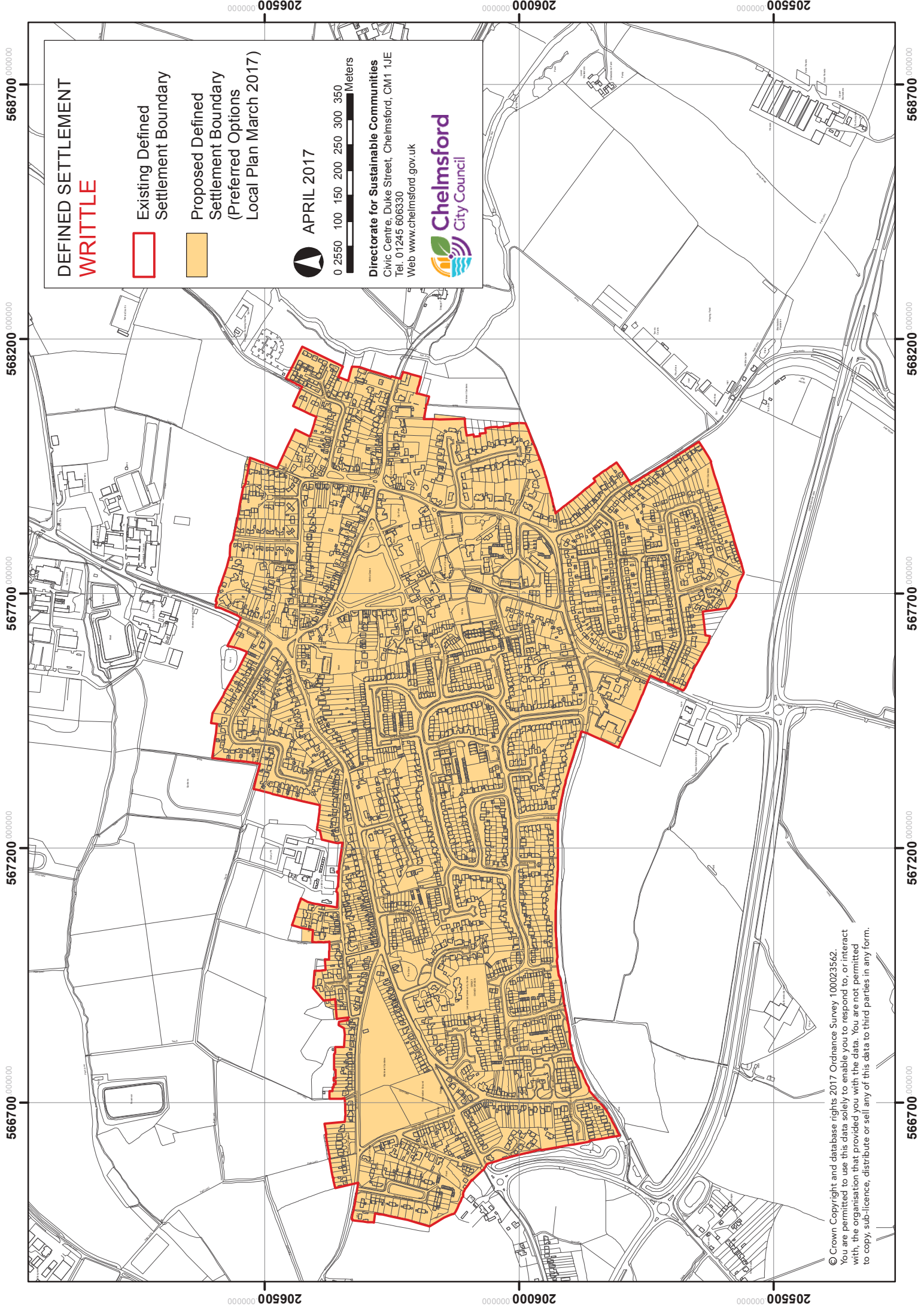
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DEFINED SETTLEMENT
WRITTLE



Existing Defined
Settlement Boundary



Proposed Defined
Settlement Boundary
(Preferred Options
Local Plan March 2017)



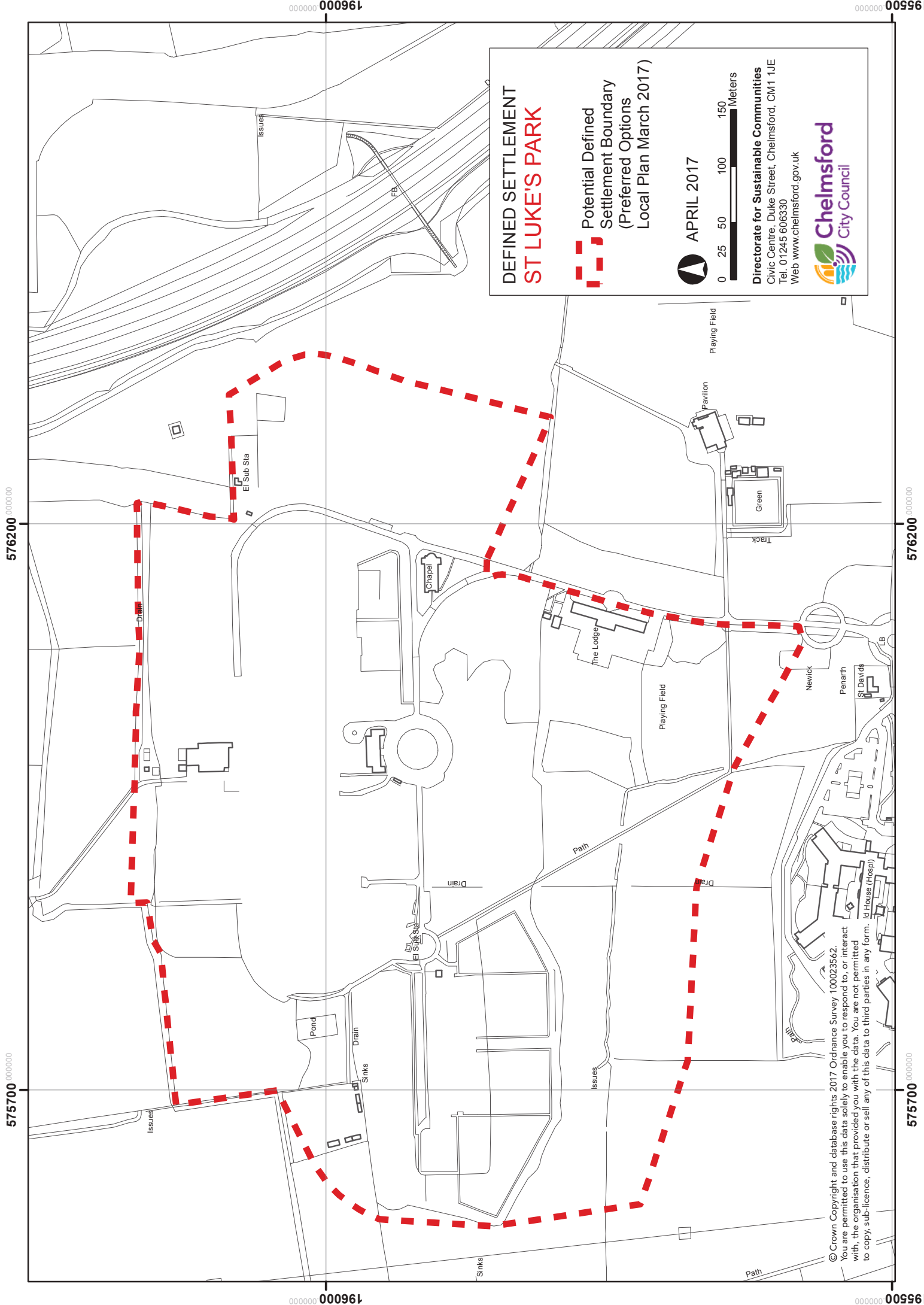
APRIL 2017

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Appendix 2 - St Luke's Park – A Proposed New Defined Settlement Boundary



DEFINED SETTLEMENT
ST LUKE'S PARK

Potential Defined
Settlement Boundary
(Preferred Options
Local Plan March 2017)



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Appendix 3 - Village Services Audit

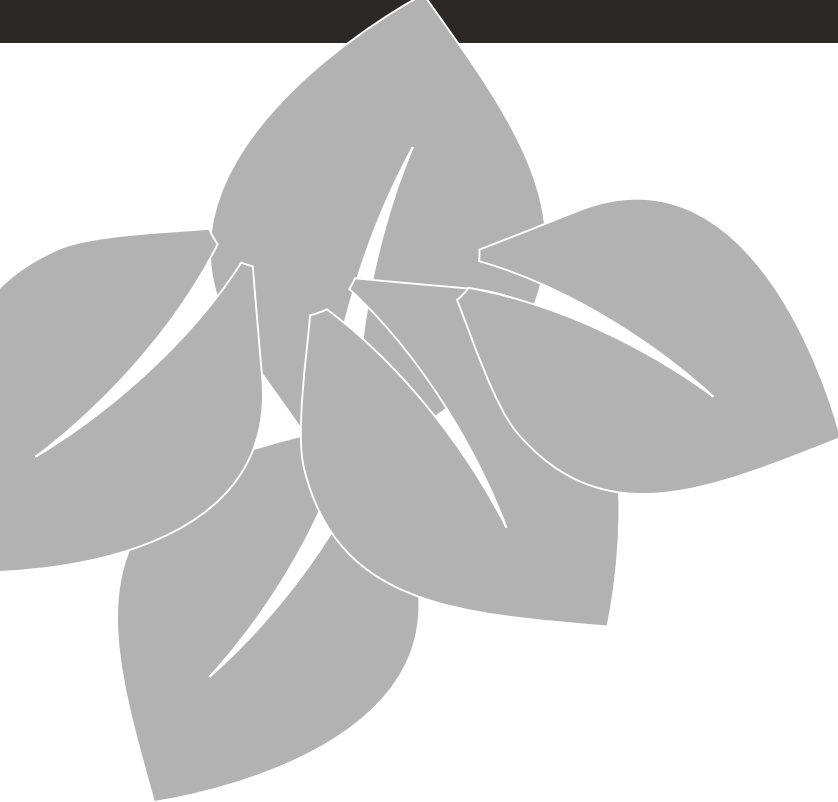
The result of a village service audit carried out in July 2015 is attached. Some of the information has been updated between Autumn 2016 and Spring 2017. The parishes with updated information have been highlighted in a buff colour.

This audit has been used to inform the Settlement Hierarchy as set out in the Strategic Policy S9 of the Local Plan Preferred Options.

VILLAGE SERVICES AUDIT																					
Rows in buff colour have been updated in 2016/2017, the rest are from July 2015.																					
Village	Pre-school	Primary School	Secondary School	Shop	Doctors Surgery	Pharmacy	Dentist	Hair Dresser	Restaurant/ Café	Pub	Community Hall	Library	Leisure Centre	Other sports facilities	Playground	Open Space	Neighbourhood Centres	Places of worship	Post Office	Employment Area	Other
Bicknacre	Bicknacre Pre-School (1)	Priory Primary School (1)		0 Phoenix Picture Framing, Eden Florists, Priory Pet and Country Supplies, White Elm Garden Centre, Paul Bailey Car Sales (5)	Wyncroft Surgery (1)		0		0 The Golden Pearl (take away) (1)	White Swan, Brewers Arms (2)		0		0 The Hooe Playing Field, Priory Fields (2)			Monks Mead parade, located in the centre of the village offers local services including a newsagent. There is adequate car parking and the parade is close to public transport. (1)	St Andrew's Church (1)	Priory Village Stores (1)		0
Boreham	Garden Cottage Nursery, Small Steps (2)	Boreham Primary School (1)	New Hall School (Primary and Secondary education) (1)	The Co-op, Leech and Sons, Nicks Tyres, AG Smith Butchers, Nisa, Farleigh Hospice Shop, Little Boreham Chinese and Fish&Chip Shop, The Potshop (Garden Centre), Boreham Village Store (9)	The Laurels (1)	Boreham Pharmacy (1)		0 Distinctions, Johnsons Barber (2)		0 Six Bells, The Queens Head, Grange, The Lion Inn (4)	Village Hall (1)		0	0 Boreham Recreation Ground, Chase Field, Boreham Outdoor Bowls Club (3)	Holmans, The Chase (Local), Boreham Parish Play Area (Neighbour-hood) (3)		Abercorn House neighbourhood centre is easily accessible by road and foot and provides important local services including a food store, newsagents with post office and hairdressers. There is off-road parking and nearby bus stops. (1)	St Andrew's Church, Word Alive Chapel (Village Hall) (2)	Abercorn News and Post Office (1)	Waltham Road Industrial Estate (1)	The Mad Tatter's Tatttooing
Chatham Green		0	0	0 Zigis Fireplaces (1)		0		0		0 The Windmill Motor Inn (1)		0		0				0	0	0	0
Danbury	Danbury Pre-School, Little Owls Nursery, Heathcote School (3)	Danbury Park CP School, St John's School, Heathcote School (3)		0 Home Design, Danbury Dress Agency, Alpine Room, Blossom Hill Florist, Co-op, Scuba Togs, Chelmsford Cancer Charity, Danbury Fine Foods, Aspen Carpets and Flooring, Roseco Stores, Millcot Tools, Tesco Express, Yacht Equipment, Boots, Co-op Funeral, Bakers Funeral Services, National Pool Company , Poulton Portables, Medivet, Helen Rollason Cancer Charity See below for a continued list.	Danbury Medical Centre, Wyncroft Surgery (2)	Boots (1)	Oasis Danbury Dental Centre, Danbury Dental Care (2)	Images, Additions, The Hair Gallery, Peaches (3)	Bluebell Tea Room, Tea on the Green, Classic Tastes(3)	Bakers Arms, The Bell, The Cricketers Arms, The Griffin Freehouse, The Anchor (5)	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)	Eves Corner Recreation Ground (Neighbourhood), Rumsey Fields, Jubilee Rise, Potters Close (Local) (4)	Danbury Common, Backwarden Nature Reserve, Lingwood Common, Danbury Country Park, Scrubs Wood Nature Reserve, Hitchcocks Meadow	Danbury village neighbourhood centre is focused around the village green with tea rooms 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 a lack of car parking as most shops surround the green or are by the roadside but , there is good public transport access. (1)	St John the Baptist, Danbury Mission Evangelical, Church of English Martyrs, United Reformed Church (4)	Danbury Post Office (1)	Danbury Royal British Legion Industrial Estate, Well Lane Industrial Units (2)	Tesco/ Esso, BFS Fuel Station (2)
Danbury cont.				Danbury Plant Hire, Woodford Clinic, Willow dry cleaners, Devoted to Travel, Bellhouse Estates, Church and Hawes (26)																	
East Hanningfield	East Hanningfield Pre-School (1)	East Hanningfield Primary School (1)		0 East Hanningfield PO and Village Store (1)		0		0	0 Royal Tiger, Folly Bistro, Vita Bella (3)		Village Hall (1)		0	0 Hanna's Field (1)	Catherine Close Playground, Hanna's Field Playground & Playing Field (2)	The Tye (open space/ common) (1)		0 All Saints Church, Bethel Evangelical (2)	East Hanningfield PO & Stores (1)	East Hanningfield Industrial Estate (1)	
Edney Common		0	0	0	0	0	0	0	0	The Green Man (1)		0	0		Parish Council (Local) (1)		0	0	0	0	
Ford End	Ford End Pre-School (1)	Ford End Primary School (1)		0	0	0	0	0	0		Village Hall (1)		0	0 Ford End Playing Field	Ford End Playing Field (Local) (1)		0	St John the Evangelist (1)	0	0	

VILLAGE SERVICES AUDIT																					
Rows in buff colour have been updated in 2016/2017, the rest are from July 2015.																					
Village	Pre-school	Primary School	Secondary School	Shop	Doctors Surgery	Pharmacy	Dentist	Hair Dresser	Restaurant/ Café	Pub	Community Hall	Library	Leisure Centre	Other sports facilities	Playground	Open Space	Neighbourhood Centres	Places of worship	Post Office	Employment Area	Other
Galleywood	Rainbow Pre-School, The Stables Nursery, Buttercup Kindergarten, Jubilee Friends Pre-School (4)	Galleywood Infant School, St Michaels Junior School (2)		0 Star Co-op, Aqua Warehouse, Regatta Garden Furniture, Galleywood Kitchen Studio, McColls Newsagents, Milbury Meats, Farleigh Hospice Shop, Liberty Eco Cleaners, Mr Fish, Galleywood Motor Spares (10)		0 Galleywood Phamacy (1)		0 Kim and Co, Jacksons, Top Ten (3)	Mr Fish (take away), Safa (Indian restaurant and takeaway) (2)	The White Bear, The Running Mare, The Eagle, Baddow Barn, Horse and Groom (5)	The Keene Hall, Galleywood Heritage Centre (2)	Galley-wood Library (1)		0 Chelmer Park with Chelmsford Cricket Club, Chelmsford Hockey Club, Football, Outdoor Gym, Tennis, Table Tennis, Netball; Jubilee Park with basketball	Jubilee Park (Neighbour-hood), Homemead, Pavitt Meadow (Local) (3)		The Galleywood neighbourhood centre is centrally located in the village, wihtin walking distance of most residents. The centre contains a library and ten units including a connvenience store/newsagents, hairdressers and pharmacy. There is ample car parking, cycle parking and bus stops nearby.	St Michael Church (1)	Post office within McColls news-agents (1)	Galleywood Rignal's Lane (1)	Galleywood MOT Service and Repair Centre, Thriftwood Scool (for pupils aged 5-13 with moderate learning difficulties and additional complex needs)
Good Easter	0	0	0	0	0	0	0	0	0	0	Good Easter Village Hall (1)	0	0	0 Good Easter Sportsfield (1)	Good Easter House and Sports Field (Local) (1)	Sports Field	0	St Andrew's Church (1)	0	0	
Great Leighs	The Leighs Nursery Group (1)	Great Leighs Primary School (1)		0 Great Leighs Village Store and Post Office	0	0	0	0	0	St Anne's Castle, Dog and Partridge (2)	Village Hall (1)	0	0	0 Great and Little Leighs Playing Field (1)	Great Leighs Parish Council Sports Ground (Neighbourhood), Fayrewood, Glovers, Catherine Close, Beadle Way (Local) (5)		0	Great Leighs Free Church (1)	Post office as part of village store (1)	Banters Lane Industrial Area (1)	
Great Waltham	Up Up and Away Pre School (1)	Great Waltham Primary School (1)		0 Walthambury Stores (1)	0	0	0	0 Fellas hair (1)	0	The Beehive, The Rose and Crown (2)	Hulton Hall (1)	0	0	0 Great Waltham Cricket Club, Great Waltham Recreation Ground (2)	Great Waltham Parish Council Recreation Ground (Neighbourhood) (1)		0	St Mary and St Lawrence (1)	Walthambury Stores (1)	0	
Highwood	Bunnies Pre School (1)	Highwood Primary School (1)		0	0	0	0	0	Catch Up Café, The Bake House (2)	Fox and Goose (1)	Village Hall (1)	0	0	0 Barrow Farm Riding for the Diasbled, Fishing Lake (2)	Edney Common play area (1)	Field r/o Village Hall (1)	0	St Paul's Church (1)	0	Pools Lane Industrial Area (1)	
Howe Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Parsonage Lane (Local) (1)		0	United Reformed Church (1)	0	0	
Howe Street	0	0	0	0 Seafreeze Frozen Fishing Baits, Tower Upholstery, Chelmsford Saab (3)	0	0	0	0	0	The Green Man (1)	0	0	0	0			0	0	0	0	
Little Baddow	0	0 Elm Green School (1)	0	0	0	0	0	0	0 Paper Mill Lock Tea Room (1)	The Rodney, The General's Arms (2)	Memorial Hall (1)	0	0	0 Little Baddow Sports Field (1)	Javis Field (Local) (1)		0	St Marys Church, United Reformed Church (2)	0	0	
Little Waltham	Applepips Nursery, Rainbow Montessori, Little Waltham Pre-School (3)	Little Waltham Primary School (1)	0	0	0 Little Waltham Surgery (1)	0 Brook Hill Phamacy (1)	0	0 The Little Retreat (hair and beauty) (1)	Cairnsworth Deli and Tea Room (1)	The White Hart Inn (1)	Memorial Hall (1)	0	0	0 Little Waltham Cricket Club, Tufnell Hall, The Little Waltham Sprorts and Social Club (3)	Little Waltham Parish Council Playing Field (Local) (1)		0	Saint Martin's Church, United Reform Church (2)	0	0	
Margaretting	0	0 Margaretting Primary School (1)	0	0 Ingatestone Saddlery Centre (1)	0	0	0	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 (2)	Bank End Recreation Ground (Local) (1)		0	St Margaret Church (1)	0	0	
Pleshey	0	0	0	0	0	0	0	0	0	The Leather Bottle (1)	Village Hall (1)	0	0	0 Pleshey Village Hall (1)	Vicarage Road (Local) (1)		0	Holy Trinity (1)	0	0	
Ramsden Heath	Ramsden Pre-School (1)	Downham Primary School (1)	0	0 Jetform Swimming Pools, Andrews Butchers (2)	0	0	0	0 Elite Hair Studio and Barbers, Images (beauty salon) (2)	Hall & Co Coffee Shop (1)	The White Horse, The Nags Head (2)	Village Hall (1)	0	0	0 Nursery Sports Field, South Hanningfield Tennis Club (2)	Ramsden Heath Recreation Ground (Local) (1)		There are three units in total with butchers, hairdressers and swimming pool store. There is very little car parking available in the area hence the stores predominantly serves local residents. (1)	Christian Growth Centre (1)	0	0	

Village	Pre-school	Primary School	Secondary School	Shop	Doctors Surgery	Pharmacy	Dentist	Hair Dresser	Restaurant/ Café	Pub	Community Hall	Library	Leisure Centre	Other sports facilities	Playground	Open Space	Neighbourhood Centres	Places of worship	Post Office	Employment Area	Other
Rettendon	0	0		0 FB Antiques, Back and Beyond Antiques (2)	0	0	0	0 The Spot (1)	0 Le Benaix Bar & Brasserie (1)	0 The Bell and Chimes (1)	0 Village Hall (1)	0	0	0	0		0	0	0	0	
Rettendon Place	Rettendon Pre-School, Little Darwins Nursery (2)	Rettendon Primary School (1)	0	0	0	0	0	0	0	0	0	0	0	0 Rettendon Cricket Club (1)	0 Sonters Down (Neighbour-hood) (1)		0	0 All Saints (1)	0	0	0
Roxwell	Roxwell Pre-School (1)	Roxwell Primary School (1)	0	0 The Village Store (1)	0	0	0	0	0	0 Chequers Inn, The Hare (2)	0 Memorial Hall (1)	0	0	0 Recreation Field (Football and Cricket) (1)	0 Stonehill Road, St Michaels Drive (Local) (2)		0	0 St Michael and All Angels (1)	0	0	0
Runwell	Runwell Village Pre-School, Peter Pan Pre-School (2)	Runwell Community Primary School (1)	0	0 Images Print and Copy, Victoria's Nail's & Beauty Boutique (2) Retail outlets planned for St. Lukes Park	0	0	0 Cygnet Dental Practice (1)	0 Hairmode	0 Mexican Kitchen, Toby Carvery (2)	0 The Quart Pot, Runwell Village Inn (2)	0 Runwell Village Hall, St. Mary's Church Hall(2)	0	0 Runwell Sports & Social Club (Football incl Ladies,Bowls Rugby, Archery, Snooker and Model Flying Club)(1)	0 Runwell Playing Fields(Foot-ball, Hard Play),Runwell Scout and Cubs Hall (Climbing wall and tunnel) (2)	0 Runwell Playing Fields (1)	0 Nature Area adjacent to Runwell Park (1)	0 St. Lukes Chapel (Proposed Neighbourhood Centre for St. Lukes Park) (1)	0 St Mary's Church (1)	0	0	0 Wickford Chiropractic Clinic The Laurels (Older Persons Care) Hollymede Cottage (Older Persons Care) Home Holly House (Sheltered Housing)
Stock	Stock Pre-School (1)	Stock Primary School (1)	0	0 Stock Florist, Designer Kitchen Studio, The Four Vinters, Gladrags, Stockbrook Farm Shop, Londis (6)	0 Stock Surgery (1)	0	0	0	0 The Dandelion Coffee Shop, Pietro's Restaurant, The Harvard Inn, Rosewood (restaurant part of Greenwoods Hotel) (4)	0 The Bear Inn, The Hoop, The Bakers Arms, The Old Kings Head (4)	0 Village Hall (1)	0 Stock Library (1)	0	0 The Common, Stock United FC (2)	0 Stock Common (Local) (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. There is very little available parking on the site and on-road parking is the only option. (1)	0 All Saints Church, Christ Church, Our Lady and St Joseph (3)	0 Village Store and Post Office (1)	0	
West Hanningfield	0	0 St Peters Primary School (1)	0	0	0	0	0	0	0	0 The Three Compasses (1)	0 Village Hall (1)	0	0	0 There appears to be a football pitch/recreation ground to the south of the Village Hall (1)	0 West Hanningfield Community Centre (Local) (1)		0	0 Church of Saint Mary and Saint Edward (1)	0	0	
Woodham Ferrers	0	0 St Marys School (1)	0	0	0	0	0	0	0 Spice Indian Restaurant (1)	0 The Bell (1)	0 Village Hall (1)	0	0	0			0	0 Saint Mary's Church, Congregational Church (2)	0	0	
Writtle	0 The Duckling Nursery, Kiddi Caru Nursery, Writtle Green Pre-School (3)	0 Writtle Junior School, Writtle Infant School (2)	0	0 Co-op x2, Fruit Bowl, DS Eagle Butchers, Jimandy Gifts, Farleigh Hospice Shop (6)	0 The Writtle Surgery (1)	0 The Village Pharmacy (1)	0 Writtle Dental Practice (1)	0 Lyndsey's, Barnet Fayre, Isis, Feathers (4)	0 The Blue Bidge, Fulton's on the Green, Writtle Tea Rooms, Bygones of Writtle, Bridge Street Lounge and Grill, The Restaurant on the Green, The Fish Shop (takeaway), Bengal Blues (takeaway) (8)	0 The Rose and Crown, Horse and Groom, The Chequers Inn, Writtle Community Association, The Wheatsheaf (5)	0 Village Hall (1)	0 Writtle Library (1)	0	0 Bowls Club, Cricket Club, Football Club, Tennis Club, Writtle College Sports Ground (5)	0 Writtle Parish Council Paradise Road Recreation Ground (Neighbourhood), Long Brandocks, Writtle Parish Council East View (Local) (3)		0 Long Brandocks: The four units at Wellfield provide some essential convenience shops for the local community includign a family butchers, hairdressers and mini supermarket. 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. There is lack of parking spaces in the area and many stores are located on the road front. (2)	0 All Saints, Writtle United Reformed Church, Writtle College Multi Faith Room (3)	0 Writtle Library (1)	0	0 Prestons Garages (1)



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