

## Appendix 2 – Isolated and settlement category 4 sites

Site Ref	Site Name/Address	Ward	Site Area (ha)	Net Area (ha)	Est. No. of Dwellings	Proposed Use	Reason for discounting site
008A	Woodlands School, Rayleigh Road, Hutton	Hutton East	1.32	1.19	36	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
008B	Woodlands School, Rayleigh Road, Hutton	Hutton East	11.22	7.3	220	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
008C	Land adjacent Woodlands School, Rayleigh Road, Hutton	Hutton East	3.68	2.76	100	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
016B	Woodlands School, Warley Street, Great Warley	Warley	2.77	2.08	62	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
037E	Land West of Thorndon Avenue, West Horndon	Herongate, Ingrave & West Horndon	12.02	7.81	200	Mixed use	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
056A	Land at Hayden and Ardslia, Wyatts Green Road, Wyatts Green	Tipps Cross	0.26	2.08	62	Housing	Connected or within a smaller village (settlement hierarchy 4)
056B	Land at Hayden and Ardslia, Wyatts Green Road, Wyatts Green	Tipps Cross	2.51			Housing	Connected or within a smaller village (settlement hierarchy 4)

Site Ref	Site Name/Address	Ward	Site Area (ha)	Net Area (ha)	Est. No. of Dwellings	Proposed Use	Reason for discounting site
057A	Meadowside, Swallows Cross Road, Mountnessing	Ingatestone, Fryerning & Mountnessing	0.36	1.65	50	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
057B	Meadowside, Swallows Cross Road, Mountnessing	Ingatestone, Fryerning & Mountnessing	1.47			Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
058A	Hall Lane Farm, Little Warley	Herongate, Ingrave & West Horndon	0.76	2.01	60	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
058B	Hall Lane Farm, Little Warley	Herongate, Ingrave & West Horndon	1.92			Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
068	Land off Penny Pots Barn, Ongar Road, Stondon Massey	Tipps Cross	0.24	0.24	7	Housing	Connected or within a smaller village (settlement hierarchy 4)
069	Land west of Nine Ashes Road, Stondon Massey	Tipps Cross	1.96	1.76	53	Housing	Connected or within a smaller village (settlement hierarchy 4)
071	Wyatts Field, Wyatts Green	Tipps Cross	2.49	1.87	55	Housing	Connected or within a smaller village (settlement hierarchy 4)
072	Land adjacent to Whitelands, Wyatts Green	Tipps Cross	0.81	0.73	22	Housing	Connected or within a smaller village (settlement hierarchy 4)

Site Ref	Site Name/Address	Ward	Site Area (ha)	Net Area (ha)	Est. No. of Dwellings	Proposed Use	Reason for discounting site
079B	Land adjacent to Ingatestone by-pass (part bounded by Roman Road)	Ingatestone, Fryerning & Mountnessing	1.22	1.1	33	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
082	Land fronting Warley Street, near Great Warley	Warley	0.42	0.38	11	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
104	Land at Stondon Massey scrapyard, Clapgate, Chivers Road, Stondon Massey	Tipps Cross	3.58	2.69	38	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
141	Brentwood Leisure Park at Warley Gap	Warley	7.84	5.88	13	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
142	(Land North-East of Thoby Farm) St Anne's Road, Mountnessing, Brentwood	Ingatestone, Fryerning & Mountnessing	1.95	1.78	53	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
145	Land at Doddinghurst Road adjacent Brickhouse Wood, Pilgrims Hatch	Brizes & Doddinghurst	0.79	0.71	21	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
147	Land at Joy Fook restaurant, adjacent Bentley Golf Club, Ongar Road	Pilgrims Hatch	0.43	0.39	12	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)

Site Ref	Site Name/Address	Ward	Site Area (ha)	Net Area (ha)	Est. No. of Dwellings	Proposed Use	Reason for discounting site
157	4 Nags Head Lane, Brentwood	South Weald	0.38	0.38	5	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
162	Little Warley Hall Farm, Little Warley Hall Lane, Little Warley	Herongate, Ingrave & West Horndon	4.1	3.08	150	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
163	Old Mill Site, Hay Green Lane, Wyatts Green	Tipps Cross	0.15	0.15	5	Housing	Connected or within a smaller village (settlement hierarchy 4)
164	North of Hay Green Lane, Wyatts Green	Tipps Cross	3.46	2.6	40	Housing	Connected or within a smaller village (settlement hierarchy 4)
167	Land adjacent Hill Cottage, Warley Road, and Mill House, Mascalls Lane, Warley	Warley	1.45	1.31	1.18	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
175C	Land at M25 J28, Brook Street, Brentwood (including existing buildings), and surrounding land	South Weald	15.53	10.09	303	Mixed Use	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
176	Land at former Bentley Zoo, Hullets Lane, Brentwood	Pilgrims Hatch	0.23	0.23	7	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
183	Former sewage pumping station at Ingrave Hall, Ingrave	Herongate, Ingrave & West Horndon	5.07	3.8	144	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)

Site Ref	Site Name/Address	Ward	Site Area (ha)	Net Area (ha)	Est. No. of Dwellings	Proposed Use	Reason for discounting site
184	Former Saxton 4x4 garage, Rayliegh Road	Hutton East	0.36	0.36	11	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
189	Former Catrina Nursery, Ongar Road, Pilgrims Hatch	Pilgrims Hatch	2.98	2.24	87	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
190	Gardeners, Ongar Road, Kelvedon Hatch	Brizes & Doddington	3.29	2.47	74	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
191	Pettits, Frog Street, Kelvedon Hatch, Brentwood	Brizes & Doddington	0.4	0.4	6	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
192	Heron Hall, Herongate, Brentwood	Herongate, Ingrave & West Horndon	235.8	117.9	3000	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
193	Land on the north side of Church Lane, Warley Street	Warley	0.33	0.33	10	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
195	Birchwood, School Road, Kelvedon Hatch	Tipps Cross	1.76	1.58	47	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
196	Land to North West of Lowes Farm, Wyatts Green Road, Wyatts Green	Tipps Cross	1.76	1.58	47	Housing	Connected or within a smaller village (settlement hierarchy 4)

Site Ref	Site Name/Address	Ward	Site Area (ha)	Net Area (ha)	Est. No. of Dwellings	Proposed Use	Reason for discounting site
197	Land to rear of 31-40 Nags Head Lane, Brentwood	South Weald	1.34	1.21	36	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
198	Land to South of Doddinghurst Road, Pilgrim Hatch	Pilgrims Hatch	5.69	4.27	128	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
204	Land to North of Blackmore Road, Blackmore Road, Kelvedon Hatch	Brizes & Doddinghurst	5.83	4.37	131	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
205	Land to East of Nine Ashes Road, Nine Ashes Road, Stondon Massey	Tipps Cross	0.44	0.4	12	Housing	Connected or within a smaller village (settlement hierarchy 4)
206	Land to North of Reeves Close, Stondon Massey	Tipps Cross	1.71	1.54	46	Housing	Connected or within a smaller village (settlement hierarchy 4)
207	Land to North of Blackmore Road, Stondon Massey	Tipps Cross	0.48	0.43	13	Housing	Connected or within a smaller village (settlement hierarchy 4)
210	11-12 Church Road, Kelvedon Hatch, Brentwood, Essex	Brizes & Doddinghurst	1.16	1.04	31	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
212	Coombe Woods, Beredens Lane, Warley	Warley	7.96	5.97	179	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)

Site Ref	Site Name/Address	Ward	Site Area (ha)	Net Area (ha)	Est. No. of Dwellings	Proposed Use	Reason for discounting site
214	Land North West Side of Blackmore Road, Stondon Massey	Tipps Cross	2.1	1.58	6	Housing	Connected or within a smaller village (settlement hierarchy 4)
215	7 Church Road, Kelvedon, Hatch, Brentwood	Brizes & Doddinghurst	0.54	0.49	15	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
223B	Land Adjacent to Chitral, Wyatts Green Road, Swallows Cross Mountnessing	Tipps Cross	1.11	1	19	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
224	Hermes, Brook Lane, Doddinghurst	Brizes & Doddinghurst	0.91	0.82	25	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
227	144 Crow Green Road, Pilgrims Hatch	Pilgrims Hatch	0.34	0.34	10	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
230	Bowmer (Waste Disposal), Magpie Lane, Little Warley	Warley	1.55	1.4	22	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
231	Land to the north of the A127	Herongate, Ingrave & West Horndon	64.59	41.98	1000	Mixed Use	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
236	Land at Ashwells Cottages, Pilgrims Hatch	Pilgrims Hatch	2.26	1.7	51	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)

Site Ref	Site Name/Address	Ward	Site Area (ha)	Net Area (ha)	Est. No. of Dwellings	Proposed Use	Reason for discounting site
242	Land at South Essex Golf Club, Brentwood Road	Herongate, Ingrave and West Horndon	1.46	1.31	30	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
245	Land at Hook End Farm, Hook End	Tipps Cross	9.29	6.97	210	Housing	Connected or within a smaller village (settlement hierarchy 4)
246	Wrightsbridge Farm, Weald Road, South Weald	South Weald	0.83	0.75	23	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
247	Land north of Rayleigh Road, Adjacent North Drive, Hutton	Hutton East	0.62	0.56	17	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
248	Wyevale Garden Centre, Ongar Road	Brizes and Doddinghurst	3.82	2.87	86	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
251	Land at Elm Farm, Spriggs Lane, Blackmore	Tipps Cross	1.56	1.4	42	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
254A	Land at Bennetts Farm, Weald Road, South Weald	South Weald	6.16	4.62	140	Housing	Connected or within a smaller village (settlement hierarchy 4)
254B	Land at Bennetts Farm, Weald Road, South Weald	South Weald	6.88	5.16	155	Housing	Connected or within a smaller village (settlement hierarchy 4)



Site Ref	Site Name/Address	Ward	Site Area (ha)	Net Area (ha)	Est. No. of Dwellings	Proposed Use	Reason for discounting site
254C	Land at Bennetts Farm, Weald Road, South Weald	South Weald	6.41	4.81	145	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
254D	Land at Bennetts Farm, Weald Road, South Weald	South Weald	14.08	9.15	275	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
257	Warley Auto Salvage, Warley Street, Great Warley	Warley	1.36	1.22	37	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
264	Land at Havering Grove Farm, Rayleigh Road, Hutton	Hutton East	17.76	11.54	350	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
265	Clementine Farm, Murthering Lane	Brizes and Doddinghurst	6.4	4.8	14	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
266	Land adjacent Tye Lodge, Doddinghurst Road, Pilgrims Hatch	Pilgrims Hatch	2.45	1.84	55	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
268B	Land to the east of Wash Road, Brentwood	Hutton East	10.87	7.07	212	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)

Site Ref	Site Name/Address	Ward	Site Area (ha)	Net Area (ha)	Est. No. of Dwellings	Proposed Use	Reason for discounting site
273	Chivers, Chivers Road, Kelvedon Hatch	Tipps Cross	4.89	3.67	110	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
277B	Land south of Drury's Farm, Roman Road, Mountnessing	Ingatestone, Fryerning & Mountnessing	5.27	3.95	100	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
279	Land to the south east of Bird Lane, Great Warley	Warley	3.5	2.63	140	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
280	Straight Mile Nursery, Ongar Road	South Weald	1.29	1.16	35	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
281A	Land north of Pilgrims Hatch	Pilgrims Hatch	3.1	2.3	96	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
281B	Land north of Pilgrims Hatch	Brizes and Doddinghurst	2.45	1.84	75	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
281C	Land north of Pilgrims Hatch	Pilgrims Hatch	1.17	1.05	32	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)

Site Ref	Site Name/Address	Ward	Site Area (ha)	Net Area (ha)	Est. No. of Dwellings	Proposed Use	Reason for discounting site
282	Land north east of Church Road, Watton's Green	Brizes and Doddinghurst	9.4	7.05	285	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
283A	Land to the east of Warley Street	Warley	8.2	6.15	185	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
283B	Land to the east of Warley Street	Warley	1.66	1.49	45	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
292A	Suffolk House Yard, Ashwells Road, Pilgrims Hatch	Pilgrims Hatch	0.2	0.53	5	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
292B	Suffolk House Yard, Ashwells Road, Pilgrims Hatch	Pilgrims Hatch	0.39			Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
292C	Suffolk House Yard, Ashwells Road, Pilgrims Hatch	Pilgrims Hatch	3.59	2.69	81	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
295	Pottagers Land, Hunters Chase Garden Centre, Rayleigh Road, Hutton, Brentwood	Hutton East	3.42	2.57	77	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)

Site Ref	Site Name/Address	Ward	Site Area (ha)	Net Area (ha)	Est. No. of Dwellings	Proposed Use	Reason for discounting site
303A	Land at Orchard Farm, Little Warley	Herongate, Ingrave & West Horndon / Warley	19.03	12.37	371	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
303B	Land at Orchard Farm, Little Warley	Herongate, Ingrave & West Horndon	9.71	7.28	218	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
304	681 Rayleigh Road, Hutton, Brentwood	Hutton East	3.83	2.87	86	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
305	Little Corston, Thoby Lane, Mountnessing	Ingatestone, Fryerning & Mountnessing	0.94	0.85	20	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
306	Lingwood & land to east, Ashwell Road, Brentwood	Pilgrims Hatch	2.94	2.21	90	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
307	Clanmere, North Drive, Hutton	Hutton East	0.82	0.74	10	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
308	Berendens Lane, Great Warley	Warley	1.88	1.69	10	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)

Site Ref	Site Name/Address	Ward	Site Area (ha)	Net Area (ha)	Est. No. of Dwellings	Proposed Use	Reason for discounting site
310	Land at Dagwood Lane, Doddinghurst	Brizes & Doddinghurst	3.82	2.87	10	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)
314	Land to the south of Rayleigh Road, Hutton	Hutton East	24.99	16.25	300	Housing	Isolated site within the Green Belt not connected to an existing urban area (settlement category 1-3)



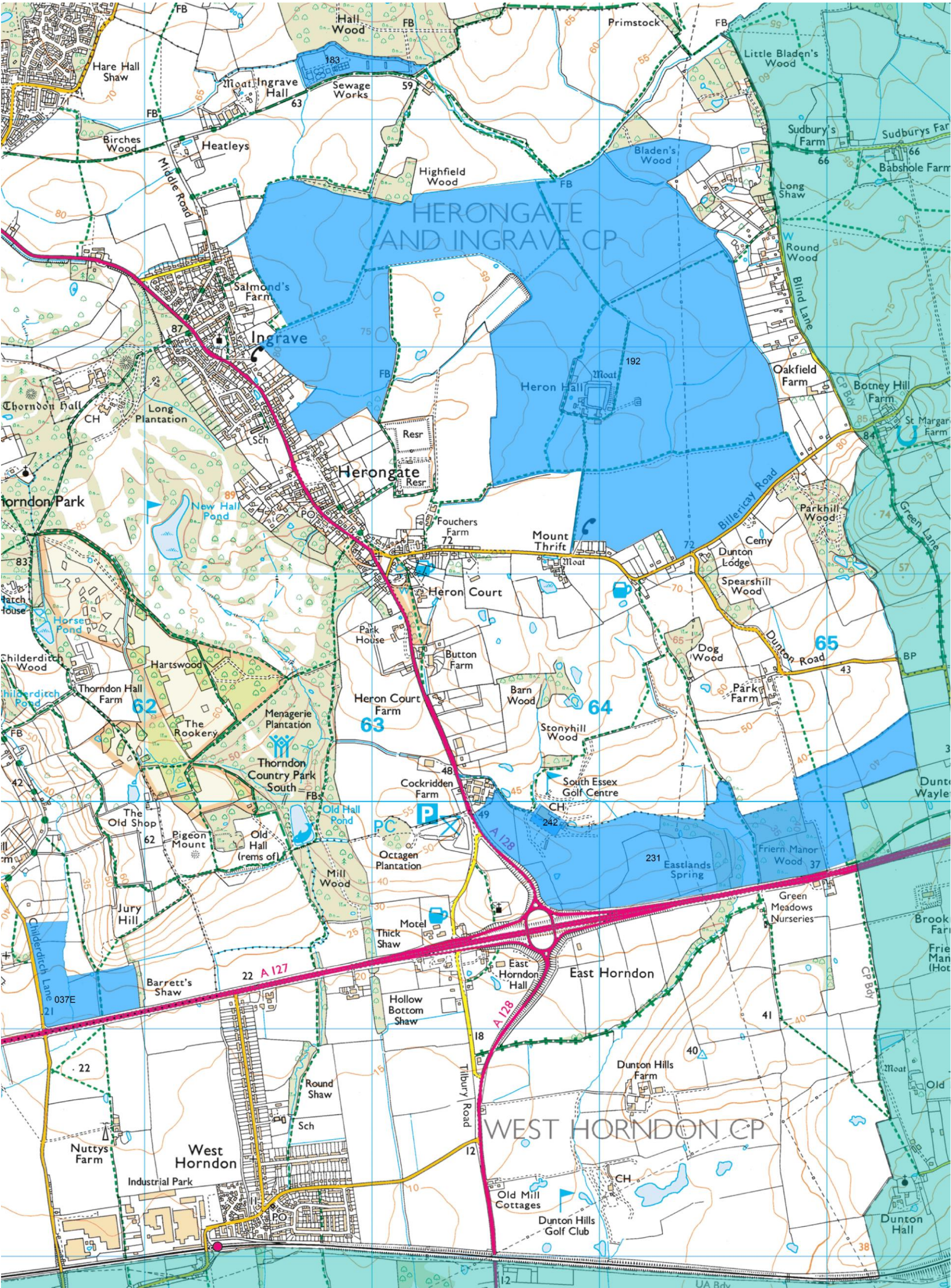
Map 1 – Isolated and settlement category 4 sites (Blackmore, Ingatestone & Mountnessing)



© Crown copyright and database rights 2017 Ordnance Survey 100018309



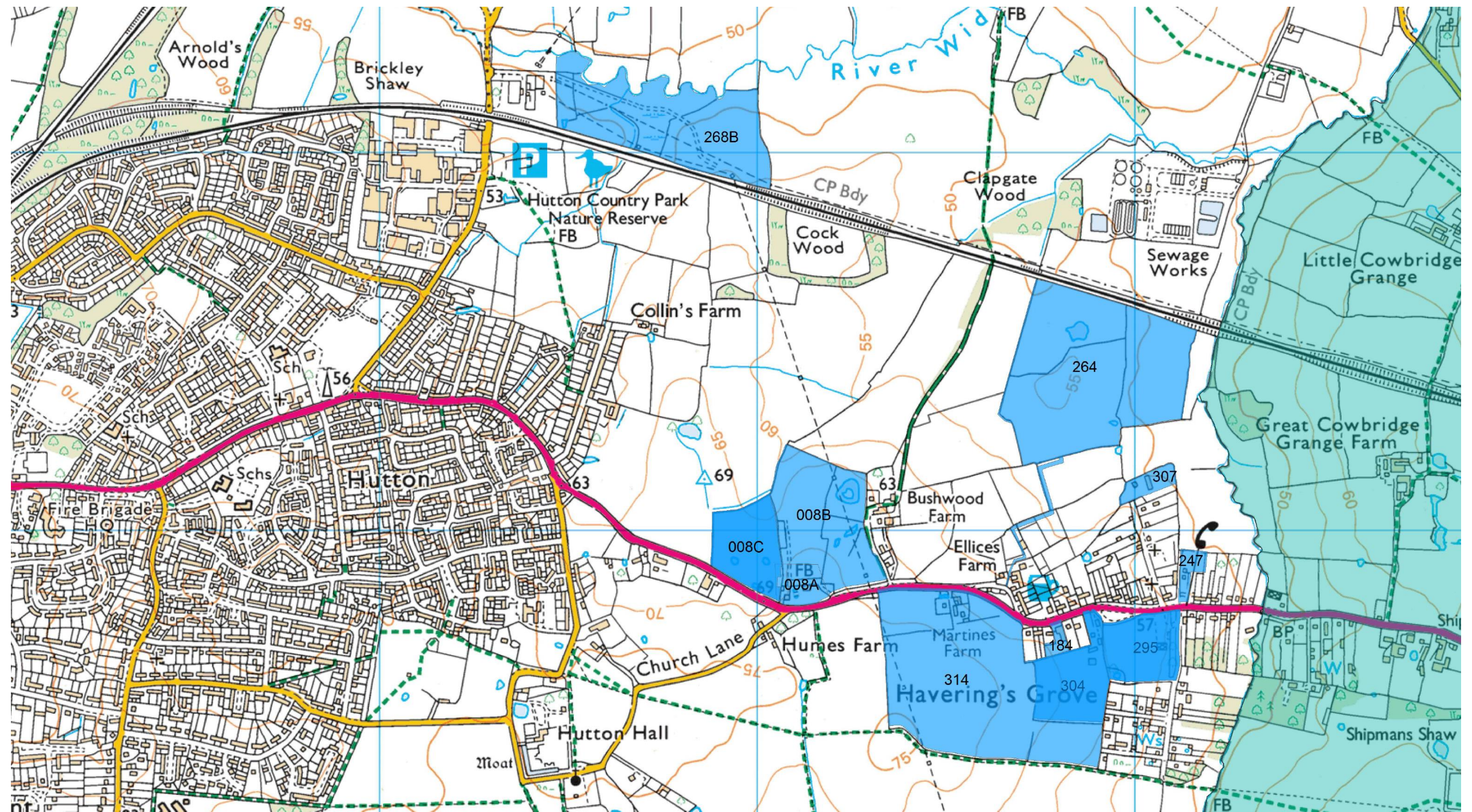
Map 2 - Isolated and settlement category 4 sites (Herongate, Ingrave and West Horndon)



© Crown copyright and database rights 2017 Ordnance Survey 100018309

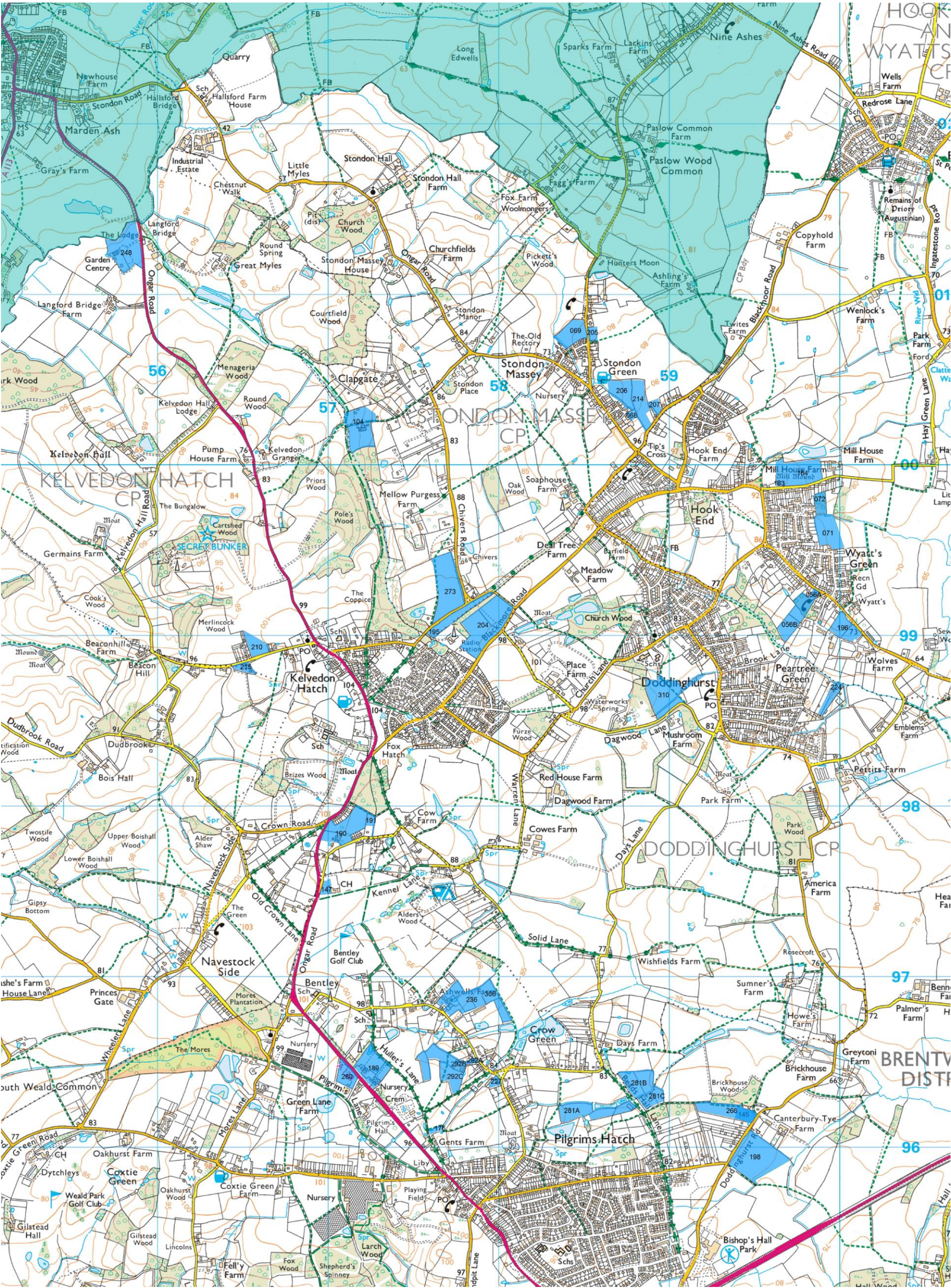


### Map 3 – Isolated and Settlement Category 4 Sites (Hutton East)





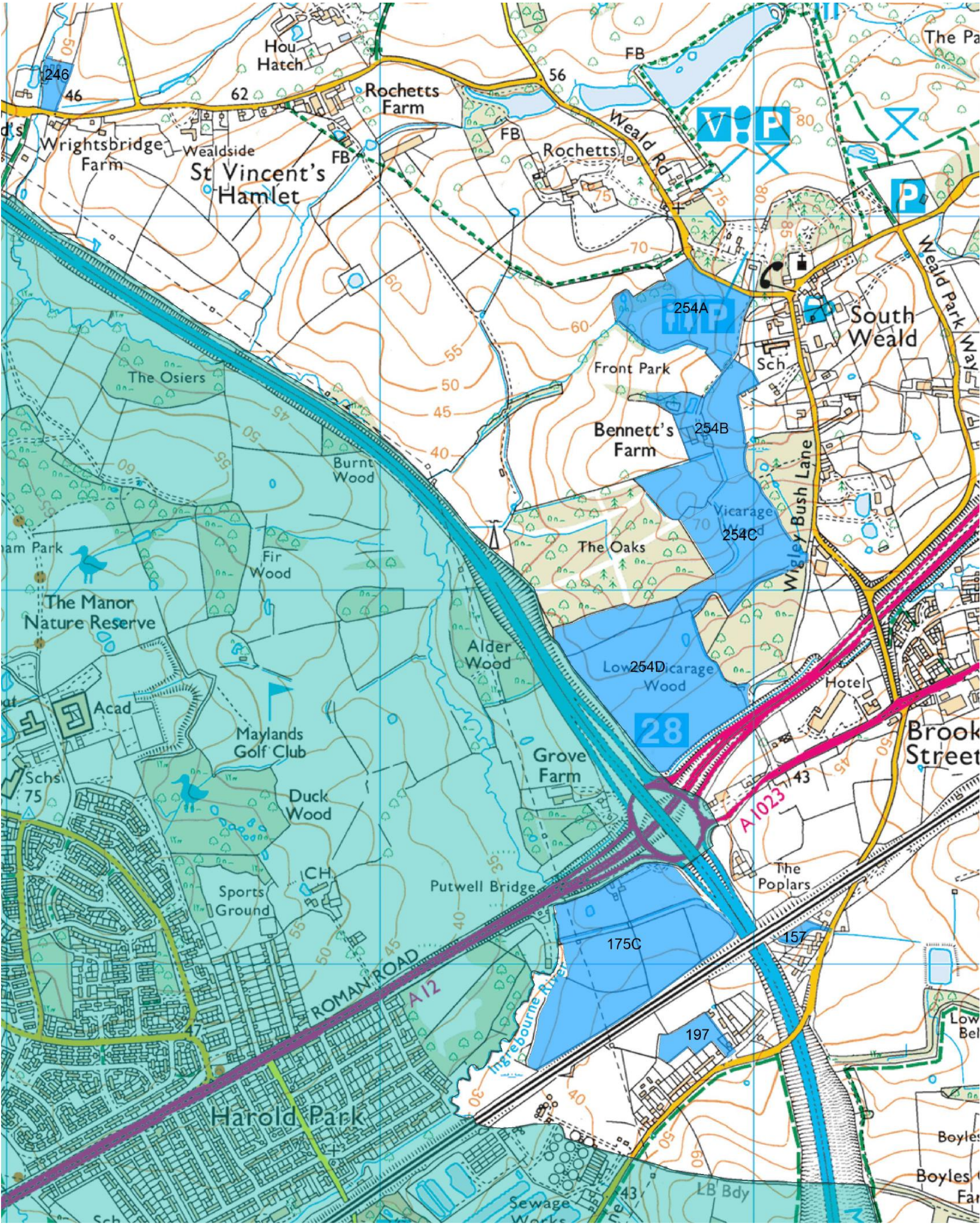
Map 4 – Isolated and settlement category 4 sites (Pilgrims Hatch and northern villages)



© Crown copyright and database rights 2017 Ordnance Survey 100018309



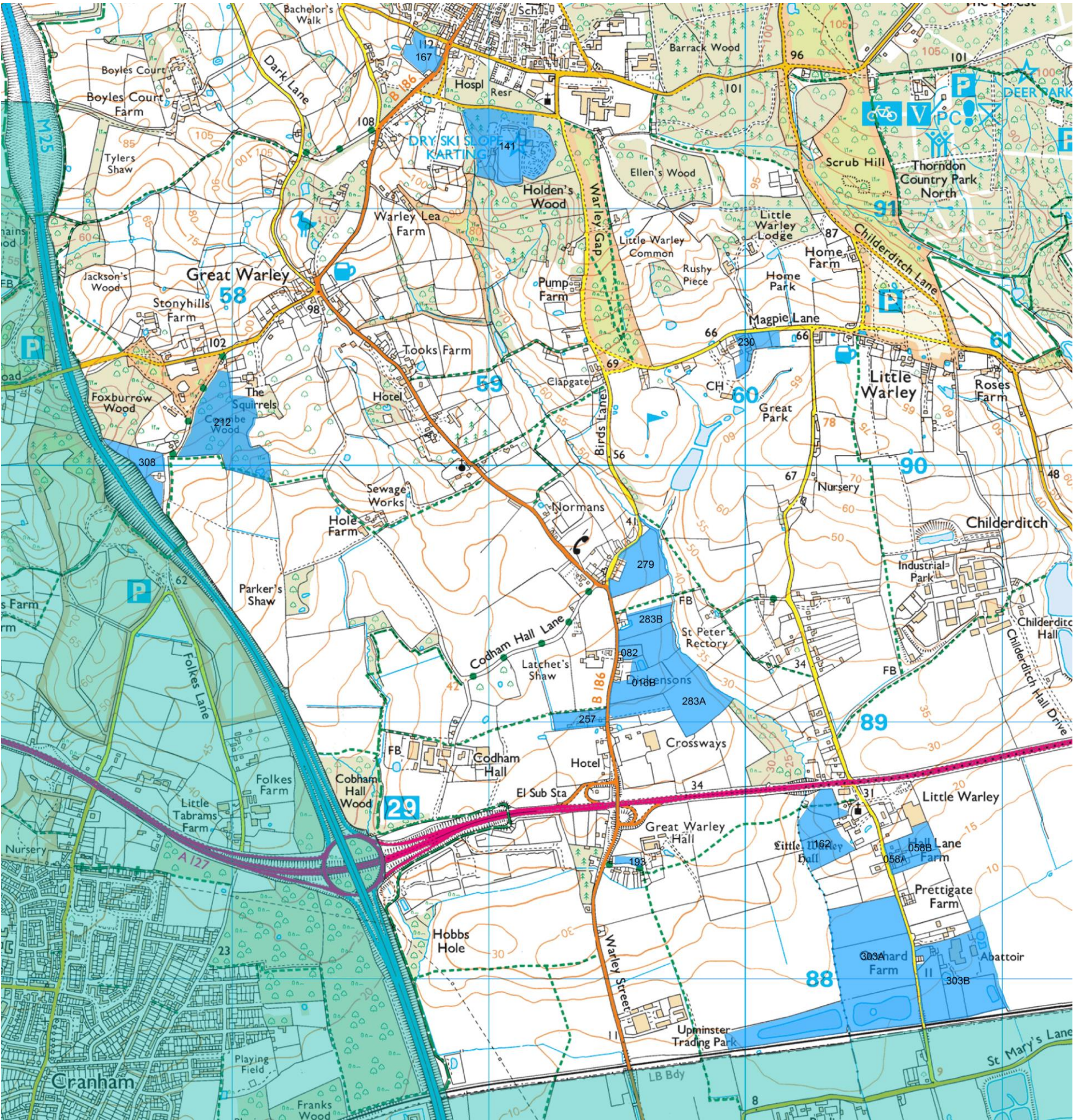
Map 5 - Isolated and settlement category 4 sites (South Weald)



© Crown copyright and database rights 2017 Ordnance Survey 100018309



Map 6 – Isolated and settlement category 4 sites (Warley)



© Crown copyright and database rights 2017 Ordnance Survey 100018309