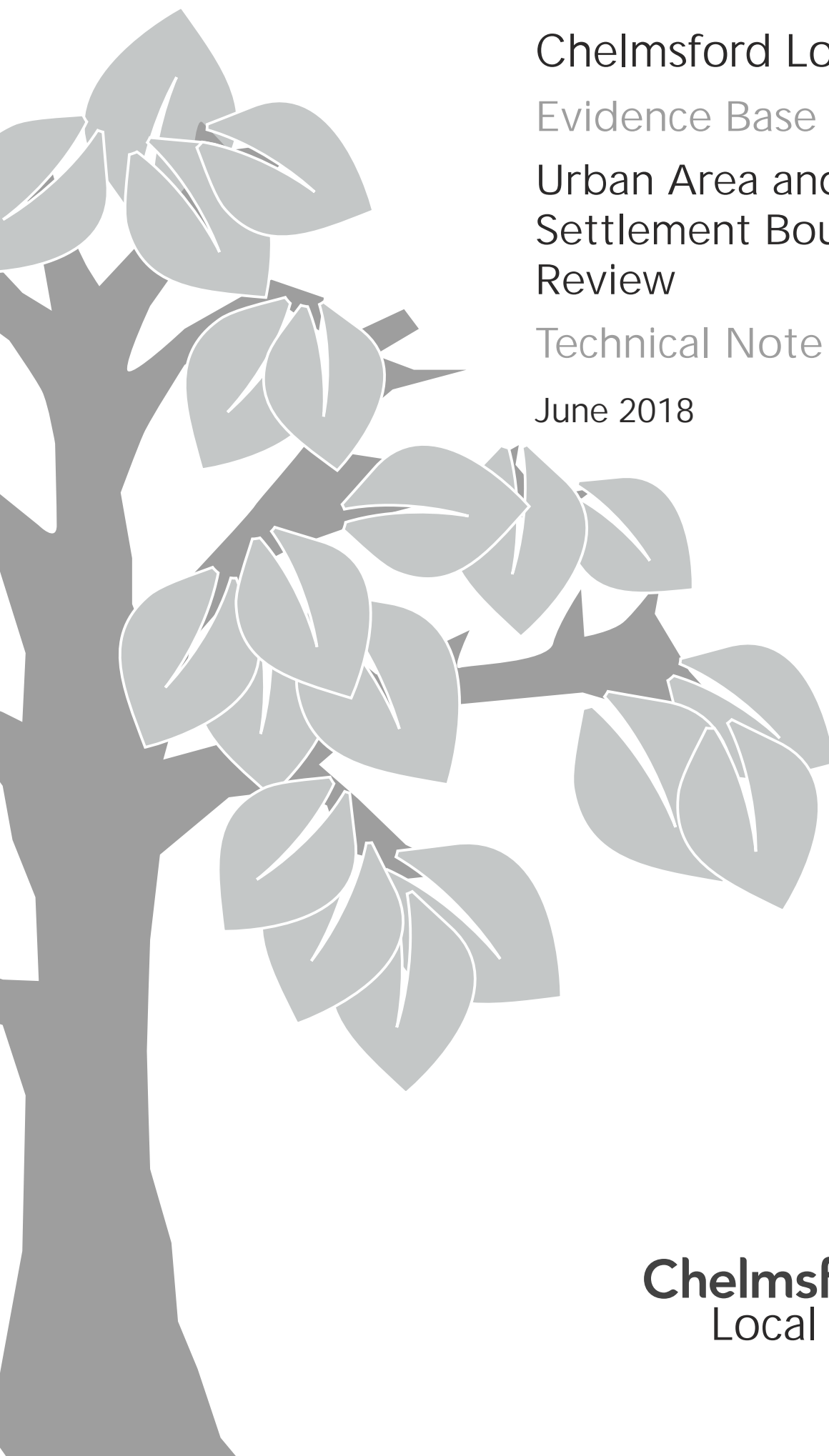


Chelmsford Local Plan  
Evidence Base Document  
Urban Area and Defined  
Settlement Boundary  
Review

Technical Note - Update

June 2018





# Urban Area and Defined Settlement Boundary Review Technical Note

## June 2018 Update

### 1. Introduction

This update sets out changes to the Urban Area and Defined Settlement Boundary Review Technical Note published in January 2018. The changes have been identified by the City Council following consideration of representations to the Pre-Submission Local Plan and to address errors. This update should be read alongside the full January 2018 Technical Note.

### 2. Changes to the Technical Note

#### **Change 1 Methodology - Paragraph 2.2, last bullet point, page 4**

Replace the last bullet point to read:

- Planning permissions and development completions on settlement edges have been monitored and used to inform the UABs and DSBs. Only sites where the planning permission has been implemented have been included in the UABs/DSBs for Green Belt and Green Wedge/Corridor sites.

Explanation:

The change is the inclusion of a reference to Green Corridor and Green Wedge sites to acknowledge their status and ensure a more restrictive approach is taken in such locations. This change corrects an omission in the full Technical Note.

#### **Change 2 Settlement Boundary Review Criteria - Table 1, Criteria 2, page 4**

Replace the 'Notes' to read:

This is to include the main built form and exclude uses and buildings that are considered characteristically rural. The UAB/DSB will normally be drawn approximately 25m from the rear and side elevations of houses with large rear and or side gardens, pubs, community halls and churches. Car parks belonging to any of the uses (listed to the left) will normally be included within the UAB/DSB unless they are separated from the building. Any hardstanding at schools will normally be included. A more restrictive approach will be taken in the Green Belt, may be taken in the Green Wedge/Corridor and where an extension to a DSB would reduce the buffer between two DSBs or a DSB and an UAB.

Explanation:

The only change is the inclusion of 'may be taken in' before 'the Green Wedge/Corridor' in the last sentence to recognise that there could be circumstances where a restrictive approach is not always appropriate or necessary in these locations. This change corrects an omission in the full Technical Note.

**Change 3 Broomfield Defined Settlement Boundary - Table 8, Item 7 (Southwood House), page 20**

Change 'Site Address' and 'Proposed Change' as follow:

Item	Site address	Proposed change	Reason for change	Criteria
7	Site Allocation 6 - North of Broomfield in the PS LP and Mill View to Rolphs Cottages on the eastern side of Blasford Hill and b) Land South of Runnymede Cottage to Montpelier Villa on the western side of Blasford Hill and c) Woodhouse Lodge, Woodhouse Cottage, The Coach House, Woodhouse, Office Woodhouse and Southwood House on Woodhouse Lane	Extend the DSB to the north to include Site Allocation 6 and the ribbons of houses along Blasford Hill from Mill View to Rolphs Cottages on the eastern side and Runnymede Cottage (plus Land South of Runnymede Cottage) to Montpelier Villa on the western side, as well as Woodhouse Lodge, Woodhouse Cottage, The Coach House, Woodhouse, Office at Woodhouse and Southwood House on Woodhouse Lane. The southern boundary of the DSB is drawn 25m to the south of the southern wall of Southwood House.	Site Allocation 6 is allocated in the PS LP and will once built be physically and functionally related to the DSB. The ribbons on Blasford Hill, isolated and groups of buildings on Woodhouse Lane are adjacent to the site allocation and will form consolidated built-up form and should be included in the DSB in accordance with criterion 2.	2 – Main built-up extent of settlement / 4 – Proposed site allocations

Explanation:

The change is to replace South Woodhouse with Southwood House to correct a naming error identified in Local Plan Pre-Submission representation PS1874.

Further comment:

The City Council is also suggesting an additional modification to the Pre-Submission Local Plan Inset Map No 8 Broomfield to extend the DSB to approximately 25m to the south of the southern wall of Southwood House. This is set out in the Pre-Submission Local Plan Schedule of Additional Changes (SD 002). This modification is in response to issues raised by Local Plan Pre-Submission representation PS1874 and corrects an error on Map 8.

**Change 4 Good Easter Defined Settlement Boundary - Table 15, page 28, new item**

Add a new row for 'Land adjacent 24 Souther Cross Road':

Item	Site address	Proposed change	Reason for change	Criteria
8	Land adjacent 24 Souther Cross Road	Extend the DSB to the south to include land adjacent 24 Souther Cross Road.	The DSB has been amended to reflect that planning permission has been granted for use of land as garden /allotment (00/01854/FUL).	2 - Main built-up extent of settlement

Explanation:

The change accords with criteria 2 which includes side gardens within the DSB.

Further comment:

The adjacent land was excluded in the Technical Note, January 2018 in error. It is garden land to the adjacent property with planning permission for use as garden land/allotment under reference 00/01854/FUL. The City Council are suggesting an additional modification to the Pre-Submission Local Plan Inset Map No 15 Good Easter to correct the mapping error. This is set out in the Pre-Submission Local Plan Schedule of Additional Changes (SD 002).

**Change 5 Little Waltham Defined Settlement Boundary - Table 23, Item 5 (23 The Street), page 37**

Replace the 'Proposed change', Reason for change' and 'Criteria' as follows:

Item	Site address	Proposed change	Reason for change	Criteria
5	23 The Street	Move the DSB a few metres so that it follows the western side wall of the house.	The western edge of the DSB does not currently follow any physical features. The side garden falls within the proposed new Green Corridor connecting with the Green Wedge to the south of The Street. Adjusting the boundary of the DSB to follow the side wall of the property is consistent with criteria 2 and 7 of the DSB Review Criteria.	2 – Main built-up extent of settlement / 7 - Development or land of a predominantly open character at the edge of a settlement

Further comment:

This large property and garden was excluded from the DSB in the Technical Note, January 2018 and included within the Green Wedge. However following further consideration of Pre-Submission representation PS376, it is recognised that this is an error. The property does form part of the physical form of the settlement and as such, it is proposed for inclusion within the DSB and exclusion from the Green Wedge. This will also reflect the current DSB at this location as defined in the North Chelmsford Area Action Plan.

The City Council are suggesting an additional modification to the Pre-Submission Local Plan Inset Map 21 to correct the error. This is set out in the Pre-Submission Local Plan Schedule of Additional Changes (SD 002).

**Change 6 Little Waltham Defined Settlement Boundary - Table 23, Item 6 (26 The Street), page 37**

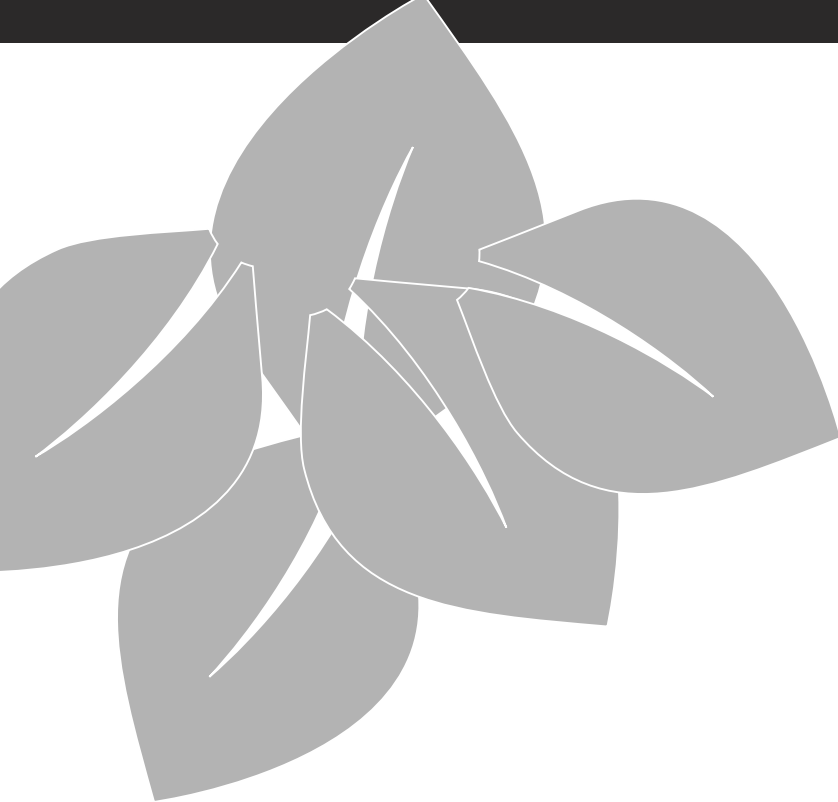
Replace the 'Reason for change' and 'Criteria' as follows:

Item	Site address	Proposed change	Reason for change	Criteria
6	26 The Street	Amend the DSB to follow the side garden boundary of 26 The Street.	The property has a side garden within 25m of the side wall. The DSB is drawn to include the garden boundary to the west of the house and follow an existing treeline.	1 - / Boundaries should be clear, robust and pragmatic/ 2 – Main built-up extent of settlement

Explanation:

The Pre-submission Policies Map is correct and includes the side garden of the property whereas the table in the full Technical Note is incorrect. The change will correct this error.





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