

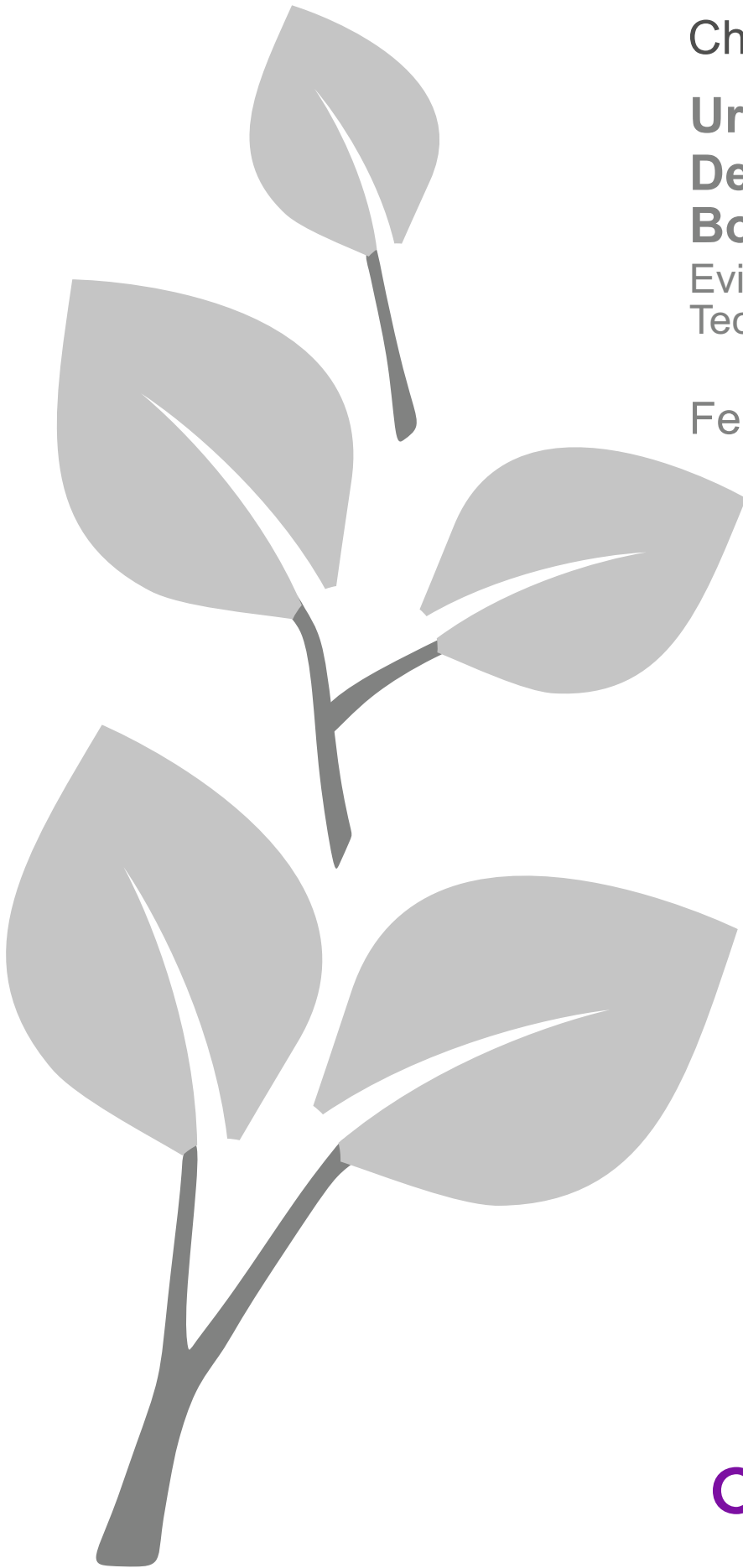
PL003

Chelmsford Local Plan

**Urban Area and
Defined Settlement
Boundary Review**

Evidence Base Document
Technical Note

February 2024



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Appendix 1 - Maps of proposed changes to Chelmsford Urban Area Boundary and Defined Settlement Boundaries

1. Introduction

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

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

1.3 The existing settlement boundaries are set out within the Policies Map which forms part of the adopted [Chelmsford Local Plan](#) (2020).

2. Local Plan Review

2.1 The Council has a statutory duty to review its Local Plan every five years from adoption. A review of the adopted Chelmsford Local Plan (2020) has started and is due for completion 2025/26.

2.2 The indicative timetable for the review of the Local Plan is set out in [the Council's Local Development Scheme](#) on our website.

3. Purpose of this technical note

3.1 This Technical Note informs and supports the UABs and DSBs proposed within the Local Plan Preferred Options Consultation Document (PO CD).

3.2 The main aim of the review is to make sure Chelmsford and South Woodham Ferrers UABs and DSBs:

- Are robust and consistent with each other and where possible follow clearly defined physical features on the ground
- Incorporate site allocations in the Pre-Submission Local Plan
- Incorporate relevant sites with unimplemented planning permissions for settlement related development on the edge of UABs and DSBs.

3.3 This Technical Note sets out the methodology and criteria upon which the settlement boundaries were reviewed. It also summarises the main proposed changes to settlement boundaries as set out on the Preferred Options Draft Policies Map. The proposed changes are also shown on plans in **Appendix 1**.

3.4 In line with national planning policy, there are no proposed changes to the Green Belt in the Preferred Options Draft Policies Map. As such, this review does not consider changes to DSBs entirely surrounded by the Green Belt namely Edney Common, Galleywood, Highwood, Margaretting, Ramsden Heath, Roxwell, Stock, West Hanningfield and Writtle or parts of DSBs bordering onto the Green Belt. The latter includes parts of Runwell, Howe Green and Rettendon Place.

4. Methodology

4.1 Current national planning policy does not provide detailed guidance on defining settlement boundaries. However, it does support the setting of clear boundary lines on a Local Plan Policies Map. The National Planning Policy Framework (NPPF) also emphasises the need for Green Belt boundaries to be clearly defined, using physical features that are recognisable and likely to be permanent. Based on the above, it is considered important to use a robust criteria and methodology to define the City's settlement boundaries.

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

- The criteria used to define settlement boundaries in the adopted Chelmsford Local Plan were assessed and updated where appropriate
- Desktop studies of all existing UABs and DSBs outside the Green Belt were undertaken by planning policy officers in the Summer and Autumn of 2023
- Internal discussion took place with planning officers in Development Management on proposed changes to settlement boundaries
- Allocated sites for new housing and employment in the adopted Local Plan on the edge of existing settlements have been included in the UABs and DSBs whether development has commenced or not
- Proposed sites for new housing and employment in the PO CD on the edge of existing settlements have not been included in the UABs and DSBs. This is because the PO CD is only a draft plan at this stage and the sites may change or not be taken forward. Sites allocated in the final draft plan (the Pre-Submission Document) will be included in the UABs and DSBs
- Sites that adjoin an UAB and DSB with an unimplemented planning permission for settlement related development have been included within the proposed new boundaries (this does not apply to sites within the Green Belt).

4.3 Planning permissions and development completions on settlement edges will be monitored and used to inform the UABs and DSBs in the final draft Local Plan. This only applies outside the Green Belt and the Green Wedge.

5. Settlement Boundary Review Criteria

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

Table 1 - Settlement Boundary Review Criteria

	Criteria	Notes
General		
1	Boundaries should normally follow clearly defined physical features such as walls, tree lines, mature hedgerows, field boundaries, roads and footpaths. A defensible buffer should be retained between the DSBs and UABs of Chelmsford and South Woodham Ferrers.	This is to ensure boundaries are clear, robust and pragmatic. These features often mark a change in character and have a degree of permanence. To keep the DSBs separate and distinct from the UABs in line with the Spatial Principles of the emerging Local Plan.

	Criteria	Notes
	Wherever this is logical, UABs and DSBs should be co-terminus with the Green Belt and Green Wedge boundaries.	
Include		
2	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.	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. No changes will be made to DSBs and UABs adjacent to the Green Belt. A more restrictive approach will be taken with DSBs in the Green Wedge and where an extension to a DSB would reduce the buffer between two DSBs or a DSB and an UAB.
3	Relatively large groups of houses or buildings separated from, but still relatively close to, the main core of the settlement but which together make up the physical form of a settlement.	To recognise that boundaries do not need to be continuous and may comprise two or more settlements. New sections of a UAB or DSB will not be proposed within the Green Belt and Green Wedge where a more restrictive approach has been taken.
4	Site allocations in the adopted Local Plan and in the Pre-Submission version of the Local Plan (for example, for housing, employment, community facilities) that once built will be physically and functionally related to the development.	To ensure proposed new development in the final draft plan is included within a DSB/UAB.
5	Sites with an extant planning permission 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 Wedge 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 includes individual houses in large plots, loose and/or short ribbons of housing, groups of housing punctuated by extensive wooded areas, heritage assets and churches in large grounds set some distance away from the UAB or DSB, agricultural buildings and associated farmhouses, commercial buildings, paddocks and glass houses.	This is to exclude houses and other buildings in an area with a predominantly rural character outside the built-up area to avoid giving rise to pressure to develop adjoining land, which could harm the appearance and character of the area or heritage assets. Such development may be separated from the rest of the settlement by for example fields, hedges, footpaths, roads, rivers and railways lines.
7	Land of a predominantly open character at the edge of a settlement such as school playing fields, parks and recreation grounds, large gardens, allotments, wildlife site and car parks.	To include such areas may give rise to pressures to develop them, which could harm the character and appearance of the settlement/and harm natural assets.

6. Proposed Changes to Urban Area and Defined Settlement Boundaries

6.1 This section contains proposed boundary changes where relevant to Chelmsford and South Woodham Ferrers UABs and 18 DSBs outside the Green Belt or partly bounded by the Green Belt. These are presented by settlement in alphabetical order. Changes considered to be of a very minor nature, for example realigning the DSB with a rear garden boundary 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'.

6.2 **Appendix 1** includes maps showing proposed changes to Chelmsford UABs and some DSBs. The proposed new UABs/DSBs can also be viewed on the Policies Map that accompanies the PO LP. Table 2 below lists the reviewed settlements, the map number in the Preferred Options (Regulation 18) Draft Policies Map and in [the adopted Chelmsford Local Plan](#) Policies Map.

Table 2 – List of Proposed and Adopted DSBs/UABs

Settlement	Map number for proposed DSBs/UABs in the Preferred Options (Regulation 18) Draft Policies Map	Map number on Policies Map in adopted Chelmsford Local Plan 2020
Urban Area		
Chelmsford	3	3
South Woodham Ferrers	5	5
Defined Settlement		
Bicknacre	8	8
Boreham	9	9
Broomfield	10	10
Chatham Green	11	11
Danbury	12	12
East Hanningfield	13	13
Ford End	15	15
Good Easter	17	17
Great Leighs	18	18
Great Waltham and Howe Street	19	19
Howe Green	21	21
Little Baddow	22	22
Little Waltham	23	23
Rettendon Common	27	27
Rettendon Place	28	28
Sandon	31	31
Woodham Ferrers	36	36

Urban Area Boundaries

Chelmsford

6.3 Chelmsford Urban Area is well defined and confined by the Green Belt to the south and west and partly co-terminus with the Green Wedge.

6.4 There is only one proposed change to the adopted Chelmsford UAB, at Chignal Road to the north west of the UAB. The change is shown in Table 3 and on Map 1.

Table 3 – Main Proposed Change to Chelmsford UAB

Item	Site address	Proposed change	Reason for change	Criteria
1	Land between 189 and 213 Chignal Road	Amend the DSB to include three new dwellings	The DSB will follow the rear/side boundaries of three new dwellings allowed on appeal in this location. To avoid an indentation in the DSB, it is proposed to	2- Main extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
			extend the DSB to include the northern part of 189 Chignal Road which is currently outside the DSB.	

South Woodham Ferrers

6.5 South Woodham Ferrers is a uniquely planned, compact town built in a countryside setting. It has Green Belt to the west and the river Crouch to the south.

6.6 There are no proposed changes to South Woodham Ferrers UAB.

Defined Settlements Boundaries

Bicknacre

6.7 Bicknacre is a relatively large village that is surrounded by countryside and classified as a Key Service Settlement.

6.8 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. There is also a small part of the DSB consisting of ribbon development along Bicknacre Road and Moor Hall Lane.

6.9 Two changes are proposed to this DSB. These are shown in Table 4 and on Map 2.

Table 4 – Proposed Changes to Bicknacre DSB

Item	Site address	Proposed change	Reason for change	Criteria
1	61-65A Priory Road	Extend DSB by following the rear boundary.	Four new dwellings have been built as an infill development (18/00563/OUT and 18/01554/REM). To include the dwellings.	2- Main built up extent of settlement
2	Horseshoe cabin	Change the DSB to follow the outline of the new shop which has planning permission on this site.	Planning approval has been given to demolish the existing shop and construct a new shop (21/01863/FUL). The proposed new building would be positioned further back into the site than the existing building.	5 - Sites with an extant planning permission for development that once built will be physically and functionally related to the settlement.

Item	Site address	Proposed change	Reason for change	Criteria
			The new DSB should follow the outline of the new building, similar to the current DSB.	

Boreham

6.10 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 and the Rural Area beyond the Green Belt to the west, south and east.

6.11 No changes are proposed to this DSB.

Broomfield

6.12 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.

6.13 No changes are proposed to this DSB.

Chatham Green

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

6.15 No changes are proposed to this DSB.

Danbury

6.16 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.

6.17 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.

6.18 Two changes are proposed to this DSB. These are shown in Table 5 and on Map 3.

Table 5 – Proposed Changes to Danbury DSB

Item	Site address	Proposed change	Reason for change	Criteria
1	40A Peddlars Path	Extend the DSB to the west to the rear garden boundary of the property.	A bungalow has been built in the former rear garden of No 40. It is currently partly within and partly outside the DSB. The rear garden boundary is less than 10m from the rear elevation.	2 - Main built-up extent of settlements
2	4-5 Tanglewood Place	Extend the DSB to the south to follow the rear boundaries of 4 and 5 Tanglewood Place.	Seven detached dwellings have been built here. DSB goes close to the rear boundary. Rear boundary approx. 26m to the rear of the rear elevations. Move DSB to the rear garden boundary.	2 - Main built-up extent of settlements

East Hanningfield

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

6.20 No changes are proposed to this DSB.

Ford End

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

6.22 Two changes are proposed to this DSB. These are shown in Table 6 and on Map 4.

Table 6 – Proposed Change to Ford End DSB

Item	Site address	Proposed change	Reason for change	Criteria
1	Land south of Firland, Woods Road	Extend the northern part of the DSB to the south to include proposed new dwelling and garage and 25m of side/rear garden.	Planning permission granted for the conversion and extension of domestic outbuilding to create one new dwelling, and construction of a	5 - Sites with an extant planning permission for development that once built will be physical and functionally

Item	Site address	Proposed change	Reason for change	Criteria
			double garage (21/00432/FUL). The new dwelling will be very close to dwellings within the DSB and will use the same access road.	related to the settlement
2	Lavender's Farm, Main Road	Extend the northern part of the DSB to the south west to include Lavender's Farm and land to the south west.	Change of use has been permitted for this redundant farm buildings to six residential dwellings including a minor extension. The dwellings will be physically and visually associated with the DSB immediately to the north. There will be a garden and parking spaces to two of the plots to the south west of the converted building which should also be included.	5 - Sites with an extant planning permission for development that once built will be physical and functionally related to the settlement

Good Easter

6.23 Good Easter is a small village located in the Rural Area beyond the Green Belt classified as a Small Settlement. There are two parts to this 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.

6.24 No changes are proposed to this DSB.

Great Leighs

6.25 Great Leighs is a large village located in the Rural Area beyond the Green Belt and classified as a Key Service Settlement. The DSB is in two parts on either side of the A131. 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. Banter's Lane Employment Area is located in the northern part of this DSB.

6.27 There is one proposed change to the DSB. This is shown in Table 7 and on Map 5.

Table 7 – Proposed Change to Great Leighs DSB

Item	Site address	Proposed change	Reason for change	Criteria
1	217-219 Main Road	Extend the DSB to the north to include the new dwellings and the entire side garden of No 219.	Two new houses have been built in the former garden of 215 Main Road. One house is mainly within the DSB, the other is outside (20/01223/FUL). DSB is amended to include this new development.	2 - Main built-up extent of settlements

Great Waltham

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

6.29 No changes are proposed to this DSB.

Howe Green

6.30 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 to the west.

6.31 No changes are proposed to this DSB.

Howe Street

6.32 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. The DSB has been drawn tightly around the built-up area.

6.33 No changes are proposed to this DSB.

Little Baddow

6.34 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.

6.35 No changes are proposed to this DSB.

Little Waltham

6.36 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 in the Rural Area beyond the Green Belt but it is enclosed by the Green Wedge.

6.37 No changes are proposed to this DSB.

Rettendon Common

6.38 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.

6.39 One change is proposed to this DSB and shown in Table 8 and on Map 6.

Table 8 – Proposed Change to Rettendon Common DSB

Item	Site address	Proposed change	Reason for change	Criteria
1	72 & 72A East Hanningfield Road	Extend the DSB to the east to include 72 & 72A East Hanningfield Road	A new dwelling has been built in the gap between 72 and 68 East Hanningfield Road reducing the gap between the two dwellings which are physically and functionally related to the settlement.	2 - Main built-up extent of settlements

Rettendon Place

6.40 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.

6.41 No changes are proposed to this DSB.

Sandon

6.42 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.

6.43 No changes are proposed to this DSB.

Woodham Ferrers

6.44 Woodham Ferrers is a small village consisting largely of continuous ribbon development divided into four small built-up areas along Main Road and Lodge Road. It is classified as a Service Settlement. The DSB has been drawn tightly around the built-up areas. This DSB is located in the Rural Area beyond the Green Belt.

6.45 There are two proposed changes to the DSB and shown in Table 9 and on Map 7.

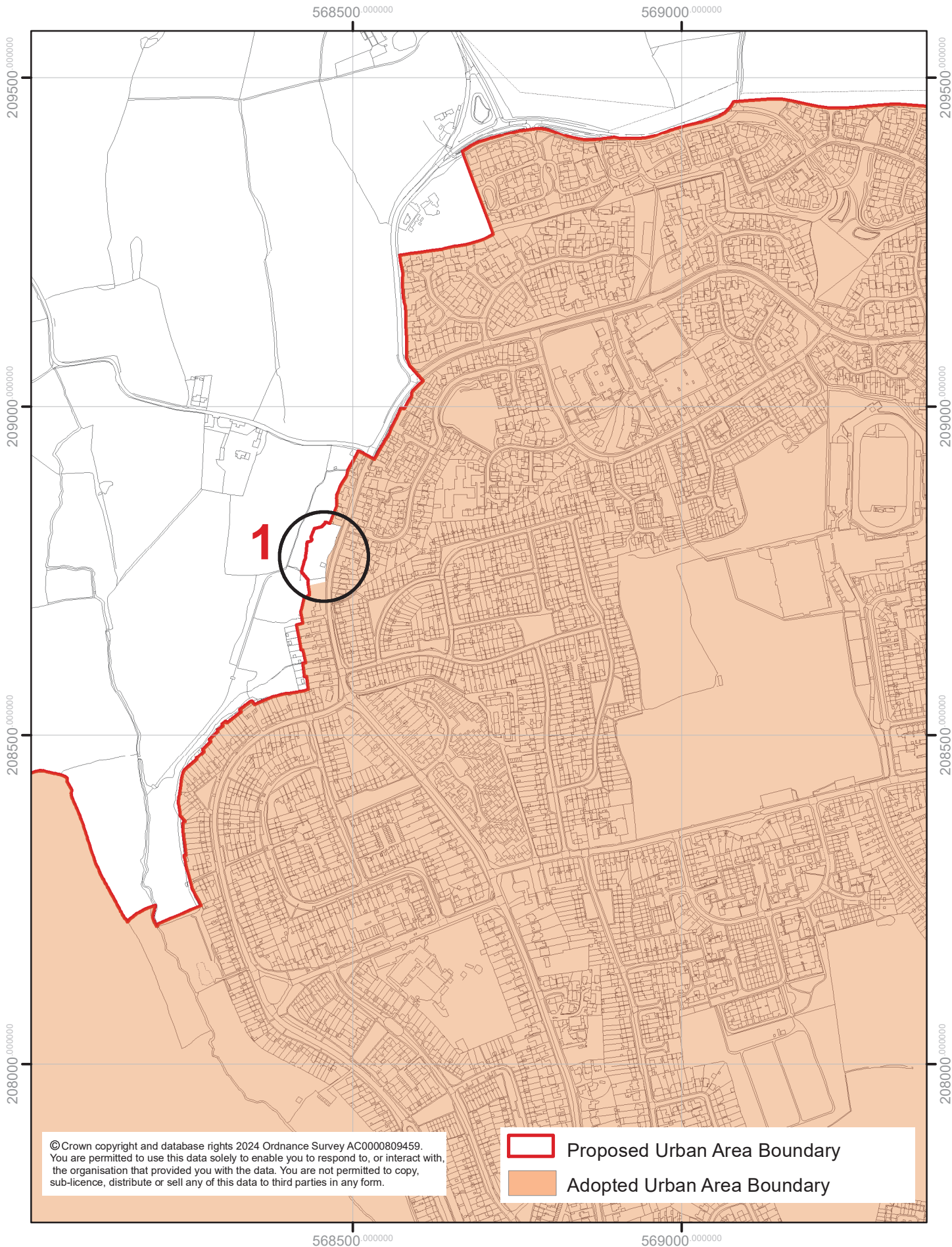
Table 9 – Proposed Changes to Woodham Ferrers DSB

Item	Site address	Proposed change	Reason for change	Criteria
1	The Gatehouse to Old Rectory Lodge, Main Road	Extend the southernmost vertical DSB to the north on the eastern side of the road as far as to include The Old Rectory Lodge	Former commercial buildings have been replaced by eight residential dwellings and a dwelling has been built on land which was formerly garden to Old Rectory Lodge. These dwellings now form part of the built form.	2 – Main part of settlement
2	1-2 Ash Cottages and new development 1-6 Ash Cottages, Oak Road	Extend the northernmost of the vertical sections of the DSBs to the north and west top include 1-2 Ash Cottages and 1-6 Oak Cottages	1-6 Oak Cottages is a row of new bungalows for over 55s to the north of the existing DSB which now forms part of the built form. 1-2 Ash Cottages used to be isolated from the rest of the DSB but are now adjacent to the new row of bungalows.	2 – Main part of settlement

Appendix 1 - Maps of proposed changes to Chelmsford Urban Area Boundary and Defined Settlement Boundaries

PROPOSED CHANGES TO CHELMSFORD URBAN AREA BOUNDARY

1 CHELMSFORD



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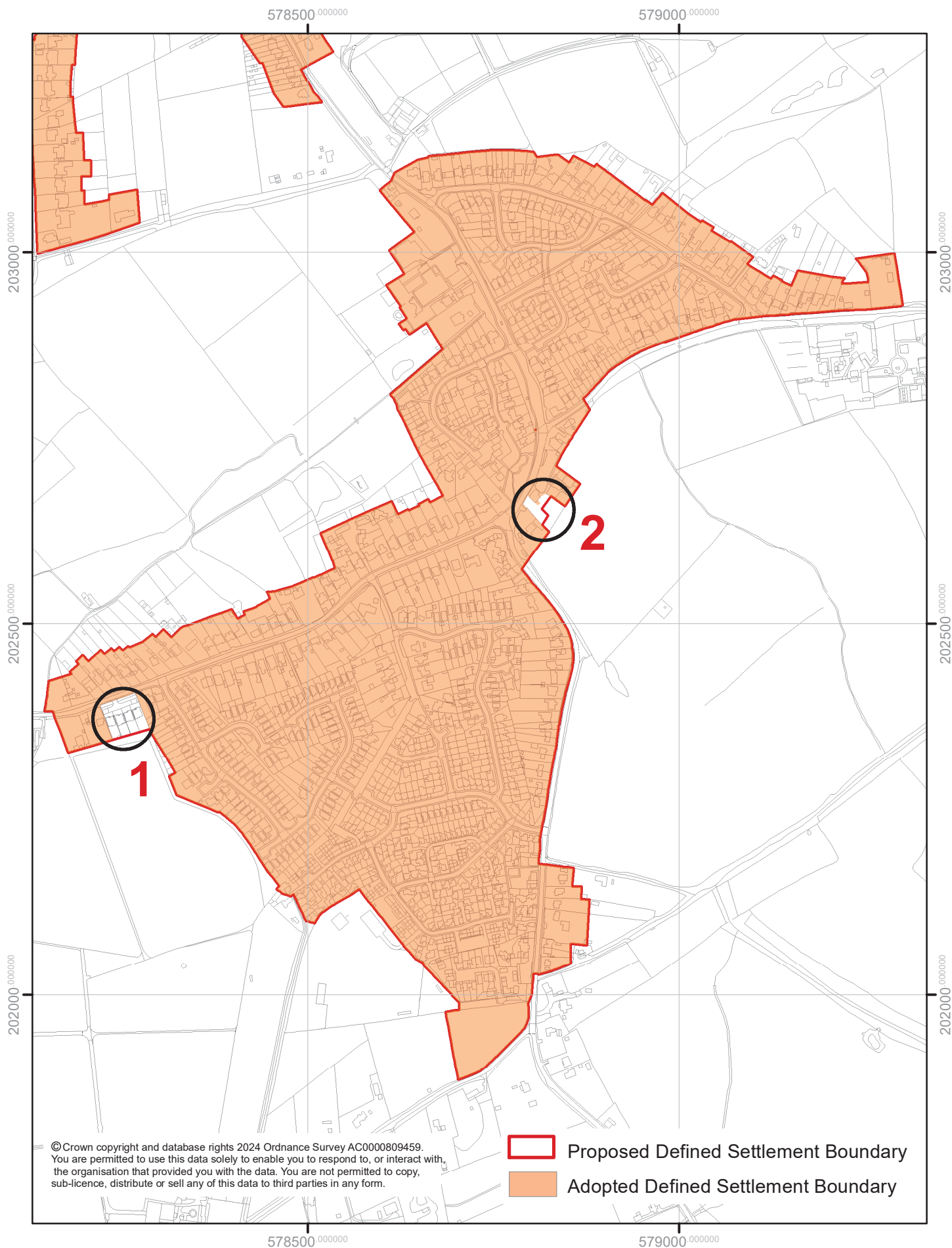
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PROPOSED CHANGES TO DEFINED SETTLEMENT BOUNDARY

2 BICKNACRE



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Metres

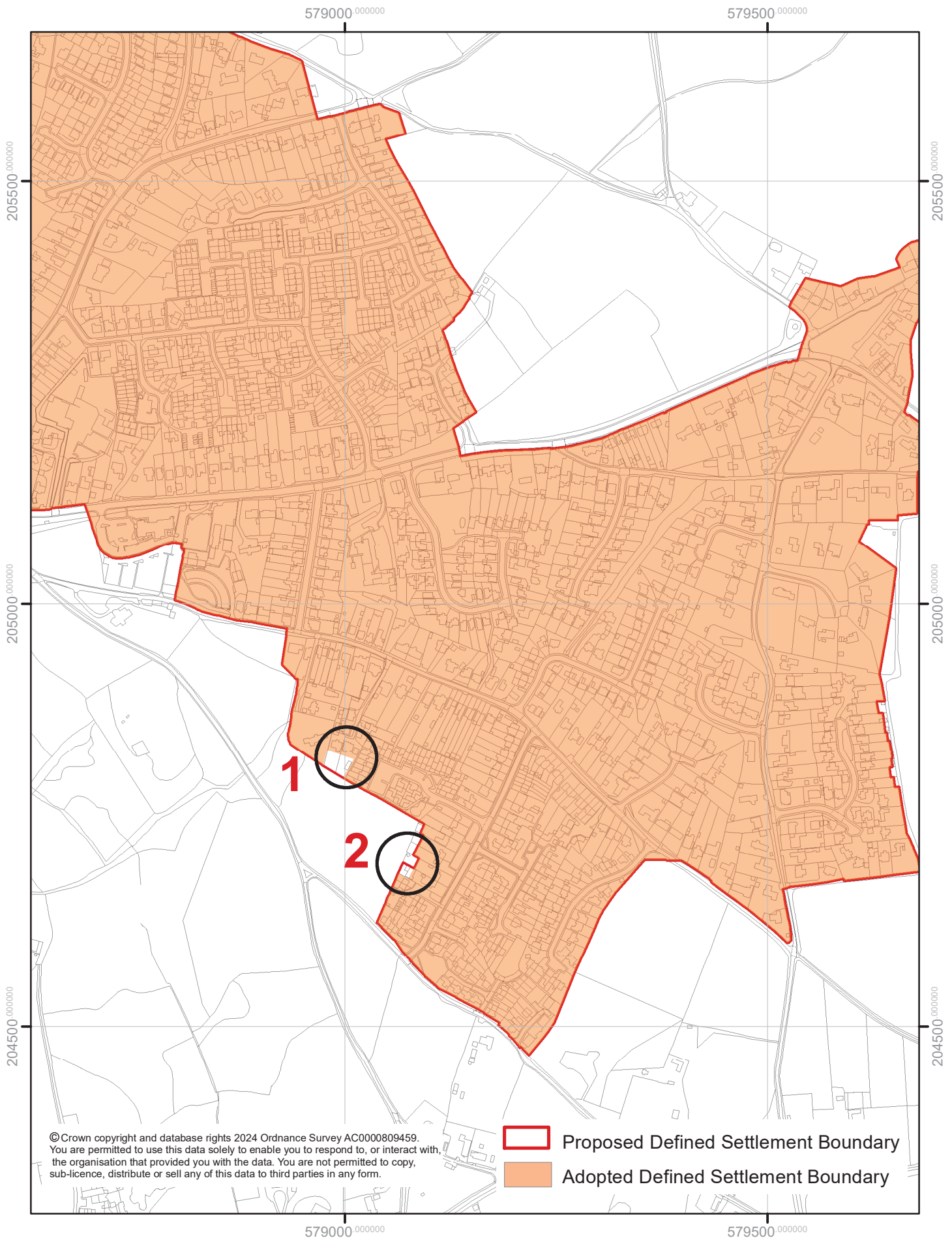
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PROPOSED CHANGES TO DEFINED SETTLEMENT BOUNDARY

3 DANBURY



0 50 100
Metres

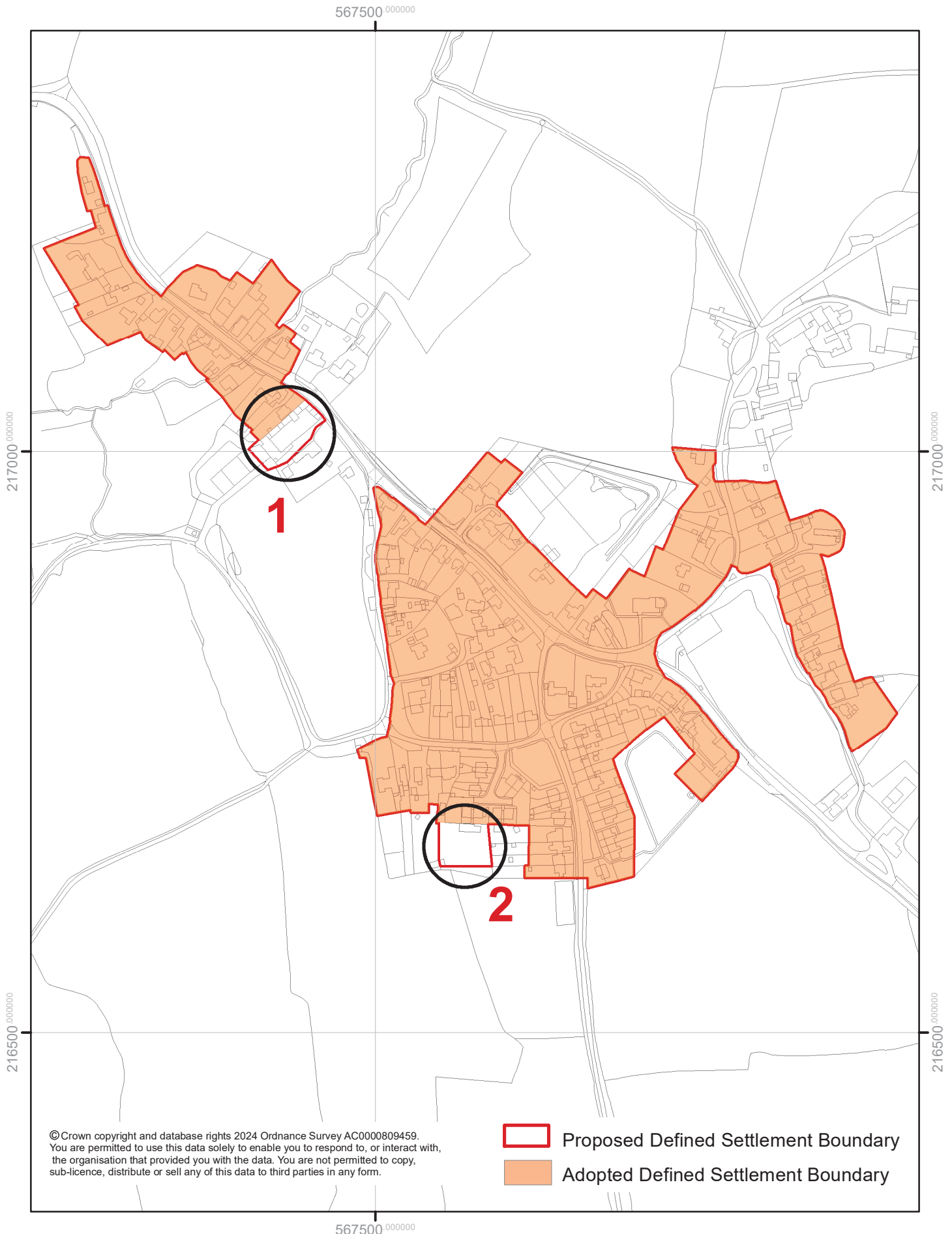
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PROPOSED CHANGES TO DEFINED SETTLEMENT BOUNDARY

4 FORD END



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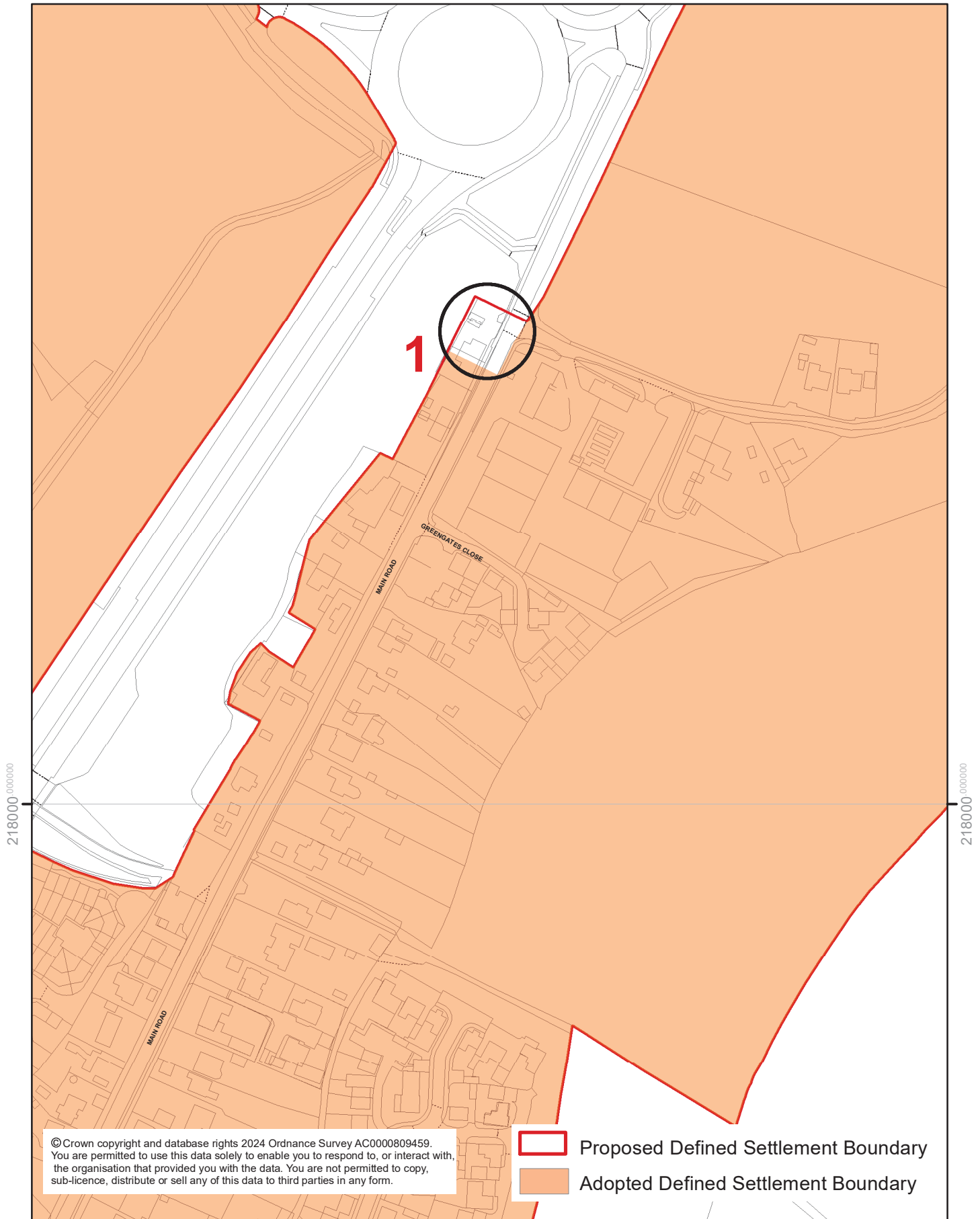
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PROPOSED CHANGES TO DEFINED SETTLEMENT BOUNDARY

5 GREAT LEIGHS



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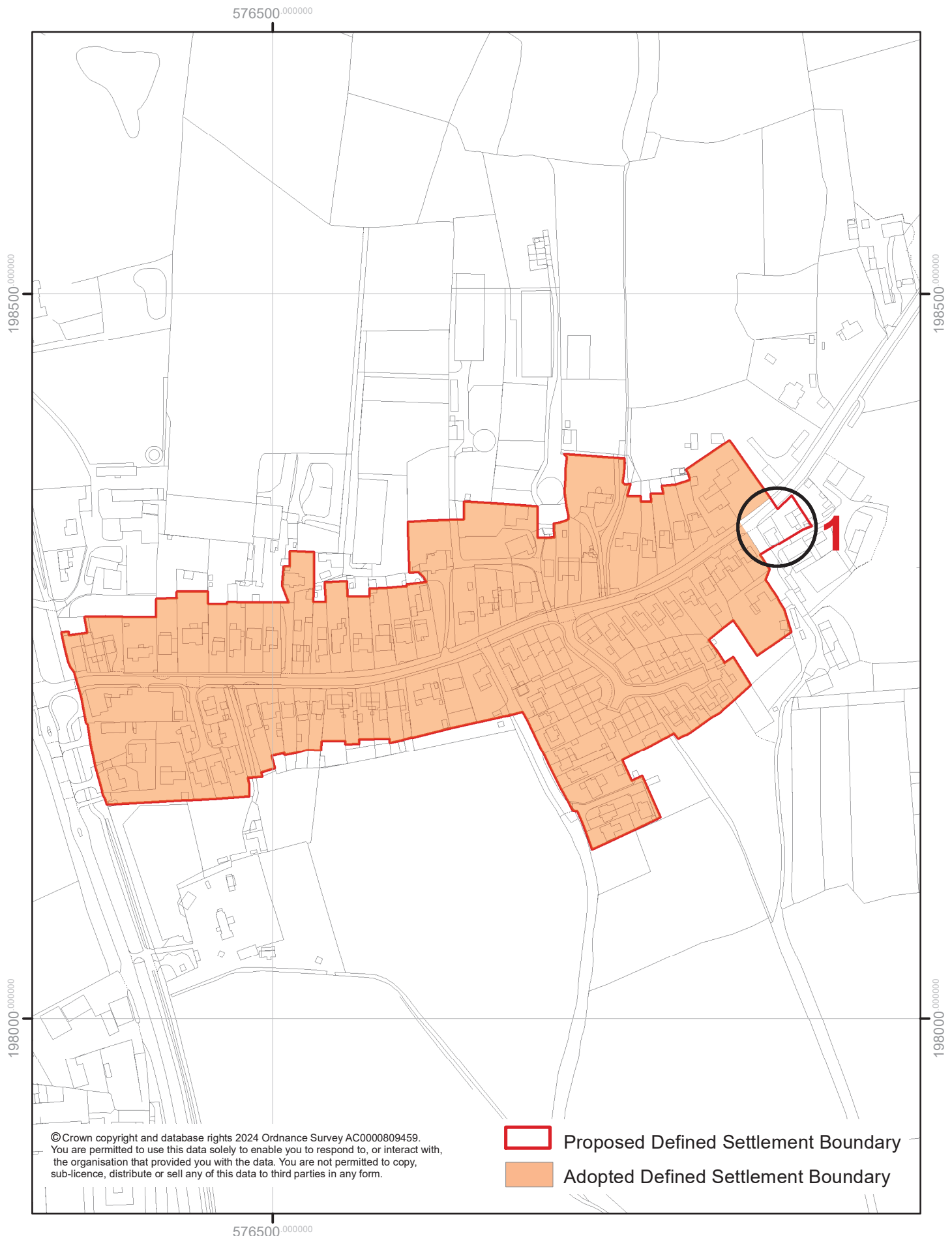
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PROPOSED CHANGES TO DEFINED SETTLEMENT BOUNDARY

6 RETTENDON



0 50 100 Metres

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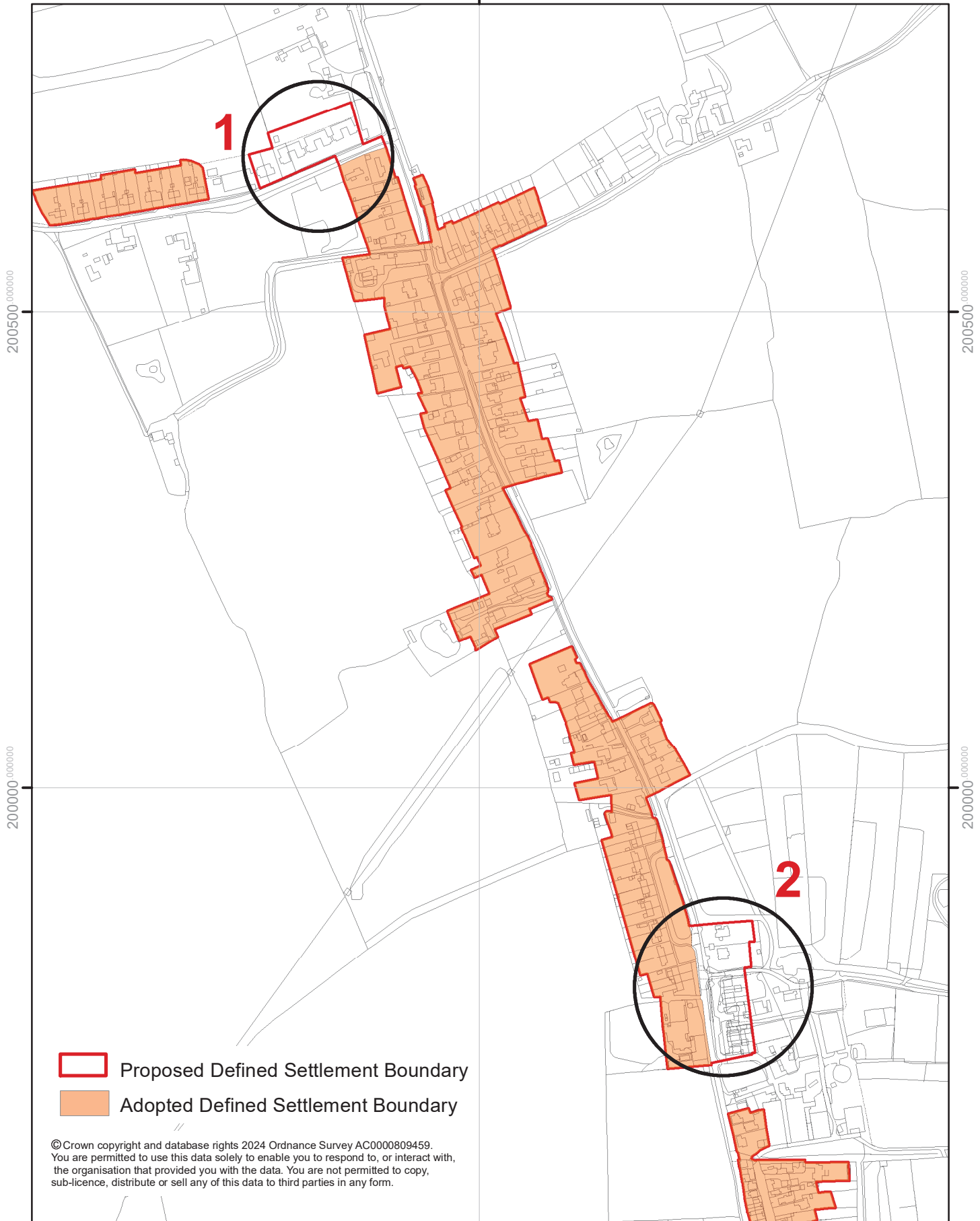
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PROPOSED CHANGES TO DEFINED SETTLEMENT BOUNDARY

7 WOODHAM FERRERS

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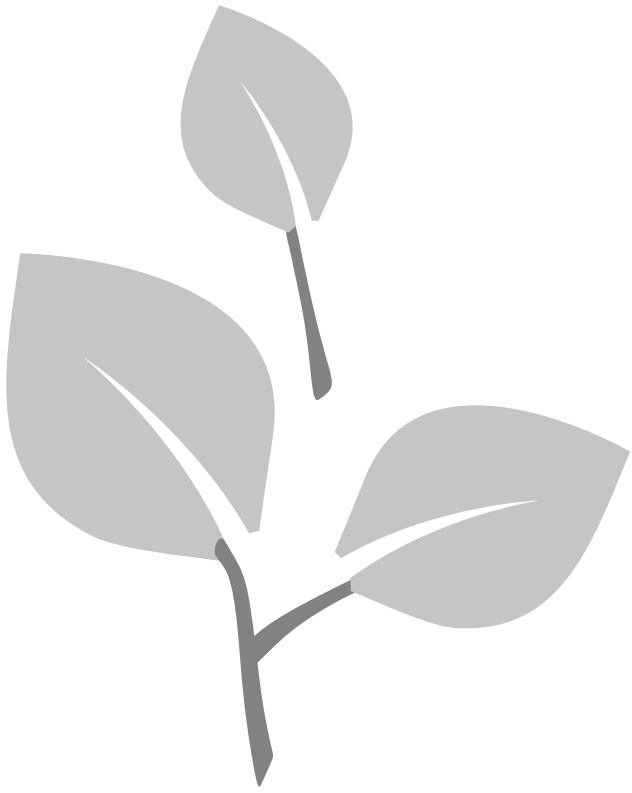


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Metres

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