

PL018

Chelmsford Local Plan
Evidence Base Document
Additional Housing
Site Studies

October 2025

Our Planning Strategy 2022 to 2041

Additional Housing Site Studies, October 2025

The Council has prepared Site Studies for the following new and expanded housing sites within the Local Plan Focused Consultation – Additional Sites (Regulation 19) Document (November 2025):

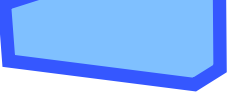
Site Reference	Additional Site Name
SGS1dd	Land at Former Kay-Metzeler Premises, Brook Street
SGS18a	Land North West of Chelmsford (North of Hollow Lane)
SGS19	Land West of Patching Hall Lane
GS9b	Land to the East of 118 to 124 Plantation Road, Boreham
GS9c	South of Main Road and Dukes Wood Close, Boreham
GS14b	Land South of Ford End Primary School
SGS11c	Land West of Barbrook Way, Bicknacre
SGS17c	Land South of Rough Hill Complex, The Tye, East Hanningfield
SGS17d	Land South and South East of East Hanningfield Village
GS17e	Land South of Windmill Farm, Back Lane, East Hanningfield
SGS20	Land to East and North of Rettendon Place
GS21a	Land North of Old Rectory Lodge, Main Road, Woodham Ferrers
GS21b	Land North of Congregational Church, Main Road, Woodham Ferrers

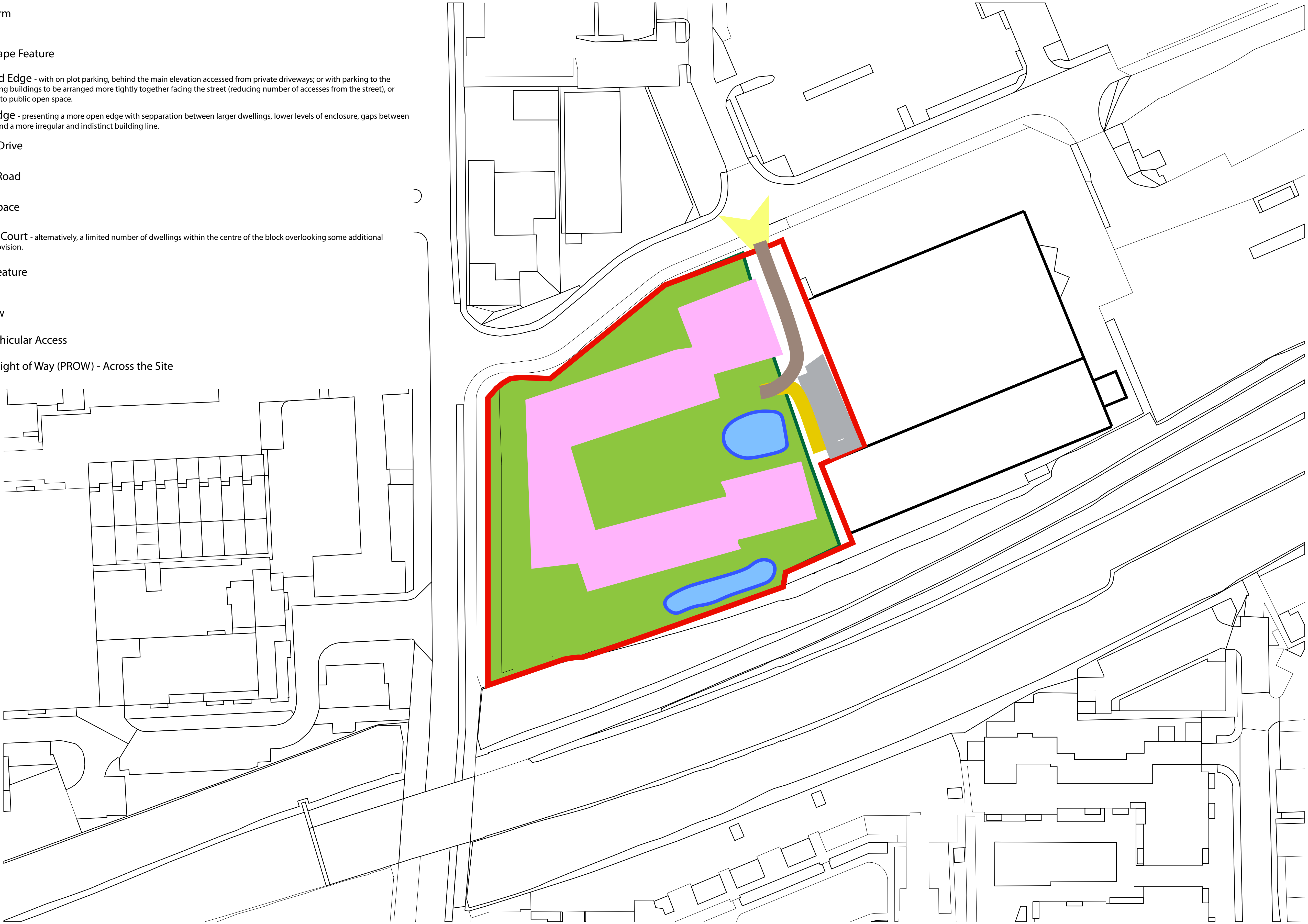
The Site Studies consider a range of matters including site access, topography, neighbouring land uses and other physical constraints. They demonstrate how the housing sites could be developed to suitably achieve the proposed number of homes and supporting on-site land-uses such as new community facilities, open space and sustainable drainage systems (SUDS). They also demonstrate how site access could be suitably achieved.

The Site Studies provide evidence to support the new and expanded housing sites allocations in the Focused Consultation – Additional Sites (Regulation 19) Document. However, they are illustrative and the final development layout may vary as part of the future site masterplanning and planning application process.

Information on the Local Plan can be found on our website at [Local Plan Review](#).

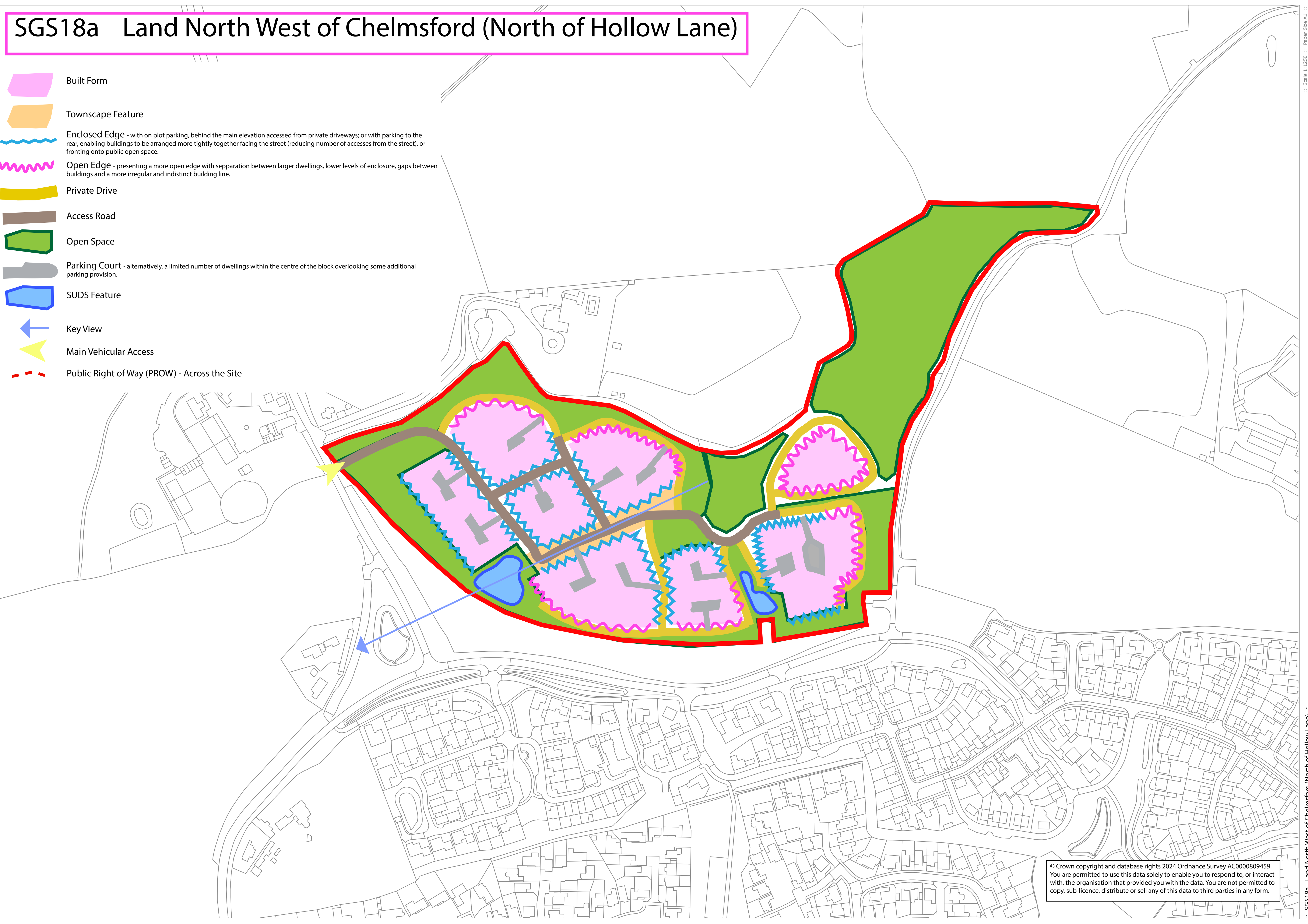
SGS1dd Land at Former Kay-Metzeler Premises, Brook Street

-  Built Form
-  Townscape Feature
-  Enclosed Edge - with on plot parking, behind the main elevation accessed from private driveways; or with parking to the rear, enabling buildings to be arranged more tightly together facing the street (reducing number of accesses from the street), or fronting onto public open space.
-  Open Edge - presenting a more open edge with separation between larger dwellings, lower levels of enclosure, gaps between buildings and a more irregular and indistinct building line.
-  Private Drive
-  Access Road
-  Open Space
-  Parking Court - alternatively, a limited number of dwellings within the centre of the block overlooking some additional parking provision.
-  SUDS Feature
-  Key View
-  Main Vehicular Access
-  Public Right of Way (PROW) - Across the Site



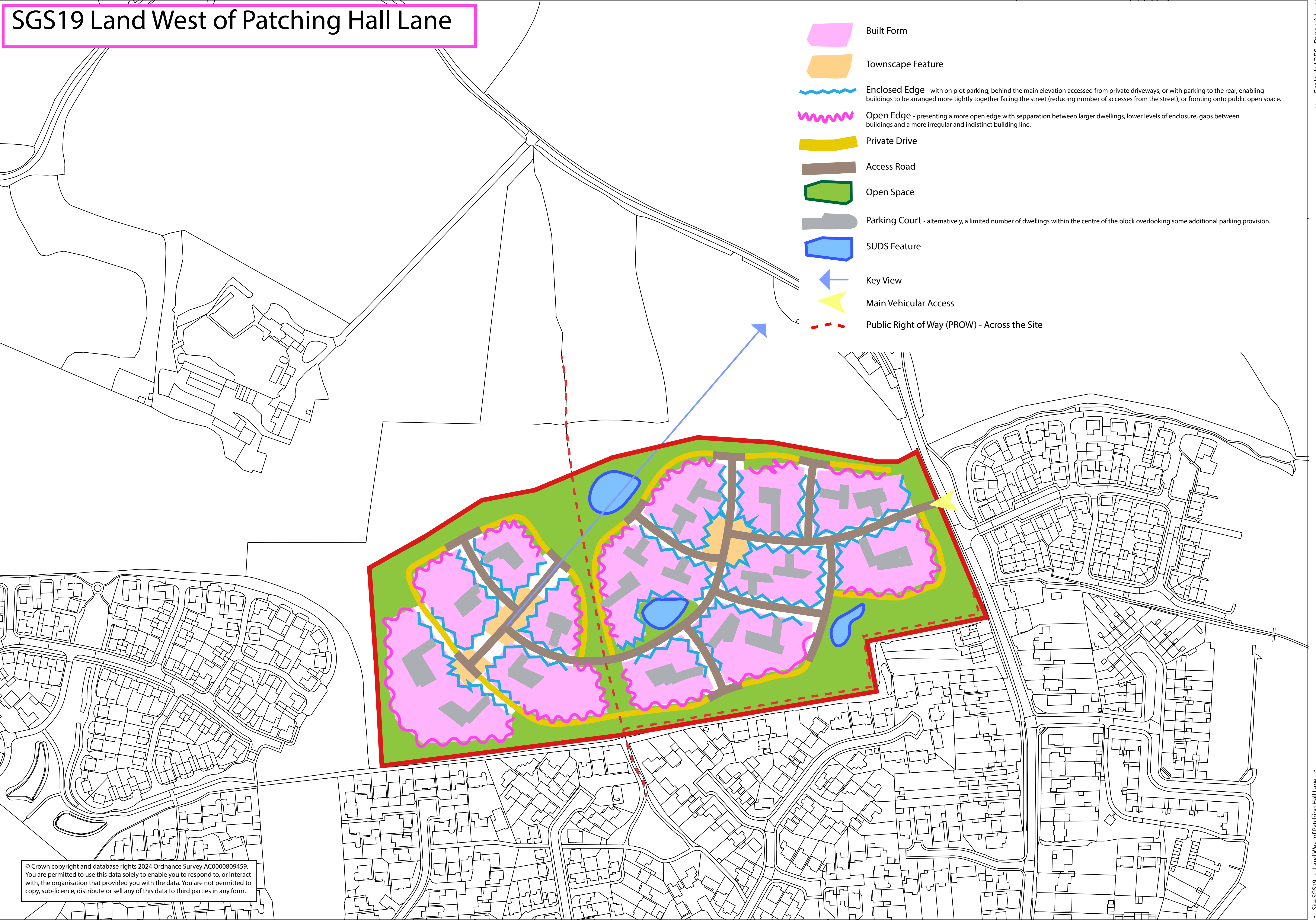
SGS18a Land North West of Chelmsford (North of Hollow Lane)

-  Built Form
-  Townscape Feature
-  Enclosed Edge - with on plot parking, behind the main elevation accessed from private driveways; or with parking to the rear, enabling buildings to be arranged more tightly together facing the street (reducing number of accesses from the street), or fronting onto public open space.
-  Open Edge - presenting a more open edge with separation between larger dwellings, lower levels of enclosure, gaps between buildings and a more irregular and indistinct building line.
-  Private Drive
-  Access Road
-  Open Space
-  Parking Court - alternatively, a limited number of dwellings within the centre of the block overlooking some additional parking provision.
-  SUDS Feature
-  Key View
-  Main Vehicular Access
-  Public Right of Way (PROW) - Across the Site

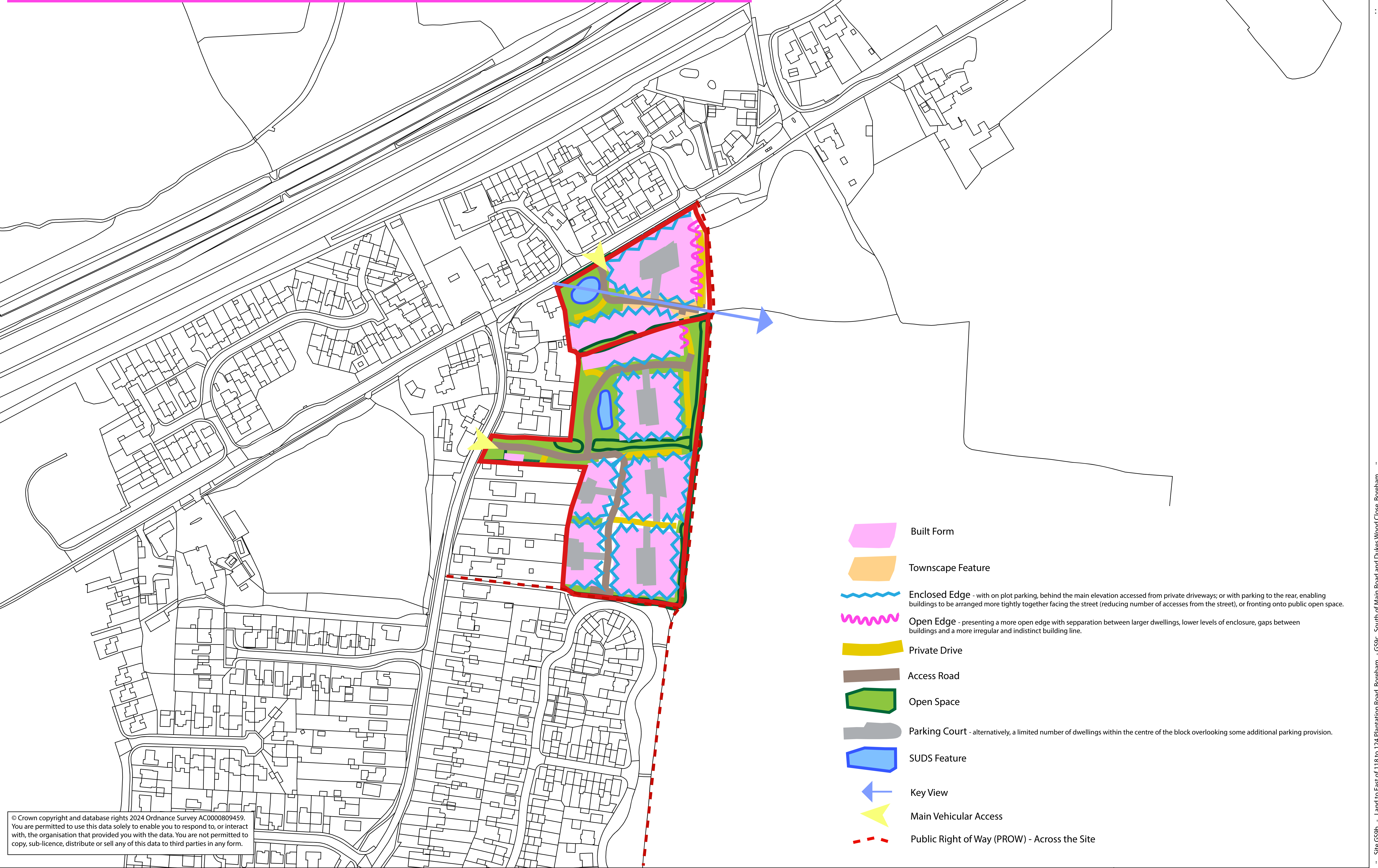


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SGS19 Land West of Patching Hall Lane



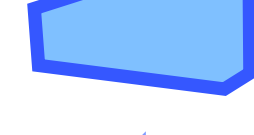
GS9b Land to East of 118 to 124 Plantation Road, Boreham
GS9c South of Main Road and Dukes Wood Close, Boreham



-  Built Form
-  Townscape Feature
-  Enclosed Edge - with on plot parking, behind the main elevation accessed from private driveways; or with parking to the rear, enabling buildings to be arranged more tightly together facing the street (reducing number of accesses from the street), or fronting onto public open space.
-  Open Edge - presenting a more open edge with separation between larger dwellings, lower levels of enclosure, gaps between buildings and a more irregular and indistinct building line.
-  Private Drive
-  Access Road
-  Open Space
-  Parking Court - alternatively, a limited number of dwellings within the centre of the block overlooking some additional parking provision.
-  SUDS Feature
-  Key View
-  Main Vehicular Access
-  Public Right of Way (PROW) - Across the Site

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GS14b Land South of Ford End Primary School

-  Built Form
-  Townscape Feature
-  **Enclosed Edge** - with on plot parking, behind the main elevation accessed from private driveways; or with parking to the rear, enabling buildings to be arranged more tightly together facing the street (reducing number of accesses from the street), or fronting onto public open space.
-  **Open Edge** - presenting a more open edge with separation between larger dwellings, lower levels of enclosure, gaps between buildings and a more irregular and indistinct building line.
-  Private Drive
-  Access Road
-  Open Space
-  **Parking Court** - alternatively, a limited number of dwellings within the centre of the block overlooking some additional parking provision.
-  SUDS Feature
-  Key View
-  Main Vehicular Access
-  Community Facility
-  Education Land Use

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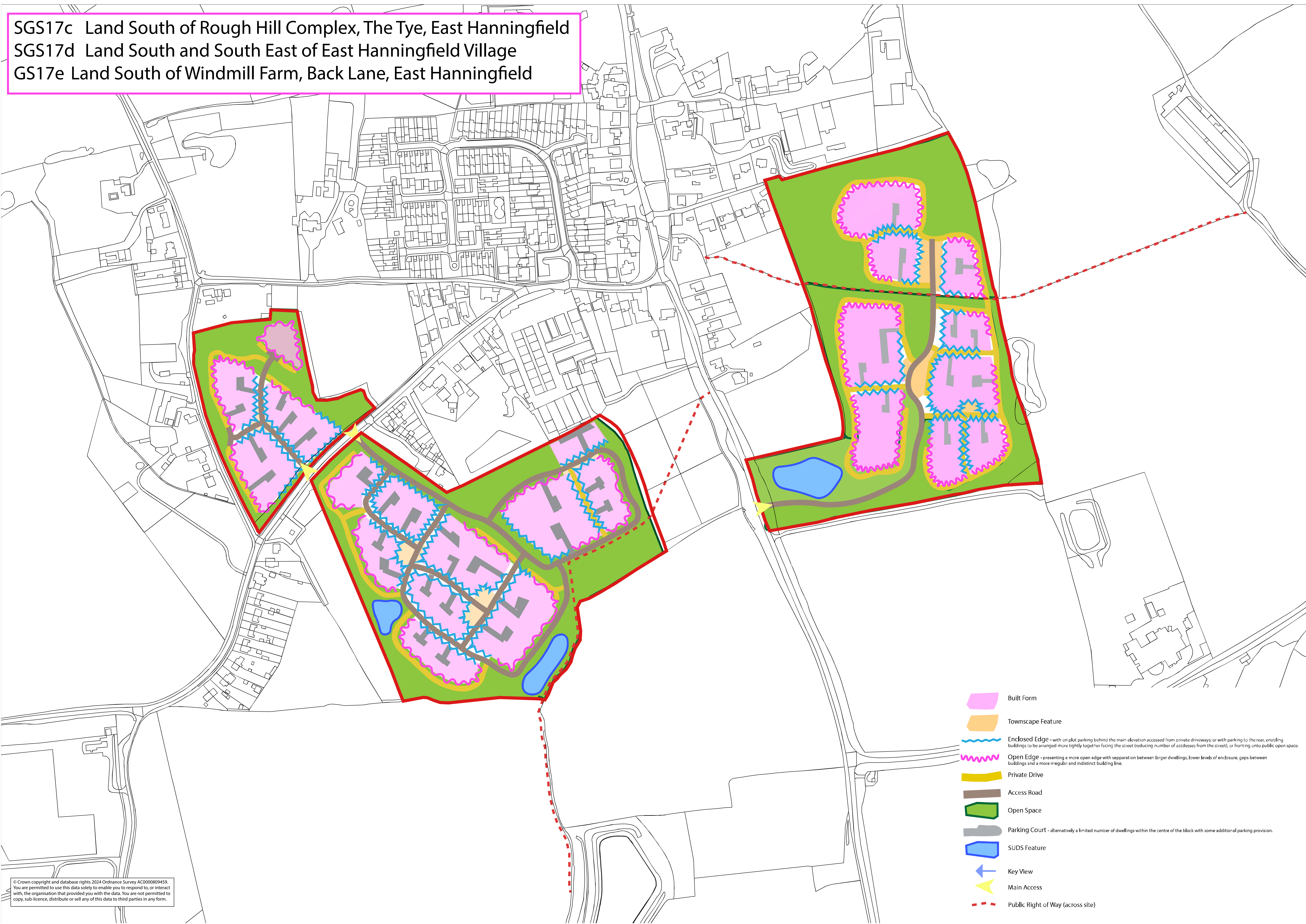
SGS11c Land West of Barbrook Way, Bicknacre



- Built Form
- Townscape Feature
- Enclosed Edge - with on plot parking, behind the main elevation accessed from private driveways; or with parking to the rear, enabling buildings to be arranged more tightly together facing the street (reducing number of accesses from the street), or fronting onto public open space.
- Open Edge - presenting a more open edge with separation between larger dwellings, lower levels of enclosure, gaps between buildings and a more irregular and indistinct building
- Private Drive
- Access Road
- Open Space
- Parking Court - alternatively, a limited number of dwellings within the centre of the block overlooking some additional parking provision.
- SUDS Feature
- Key View
- Main Vehicular Access
- Public Right of Way (PROW) - Across the Site
- Early years/childcare nursery, and community facility

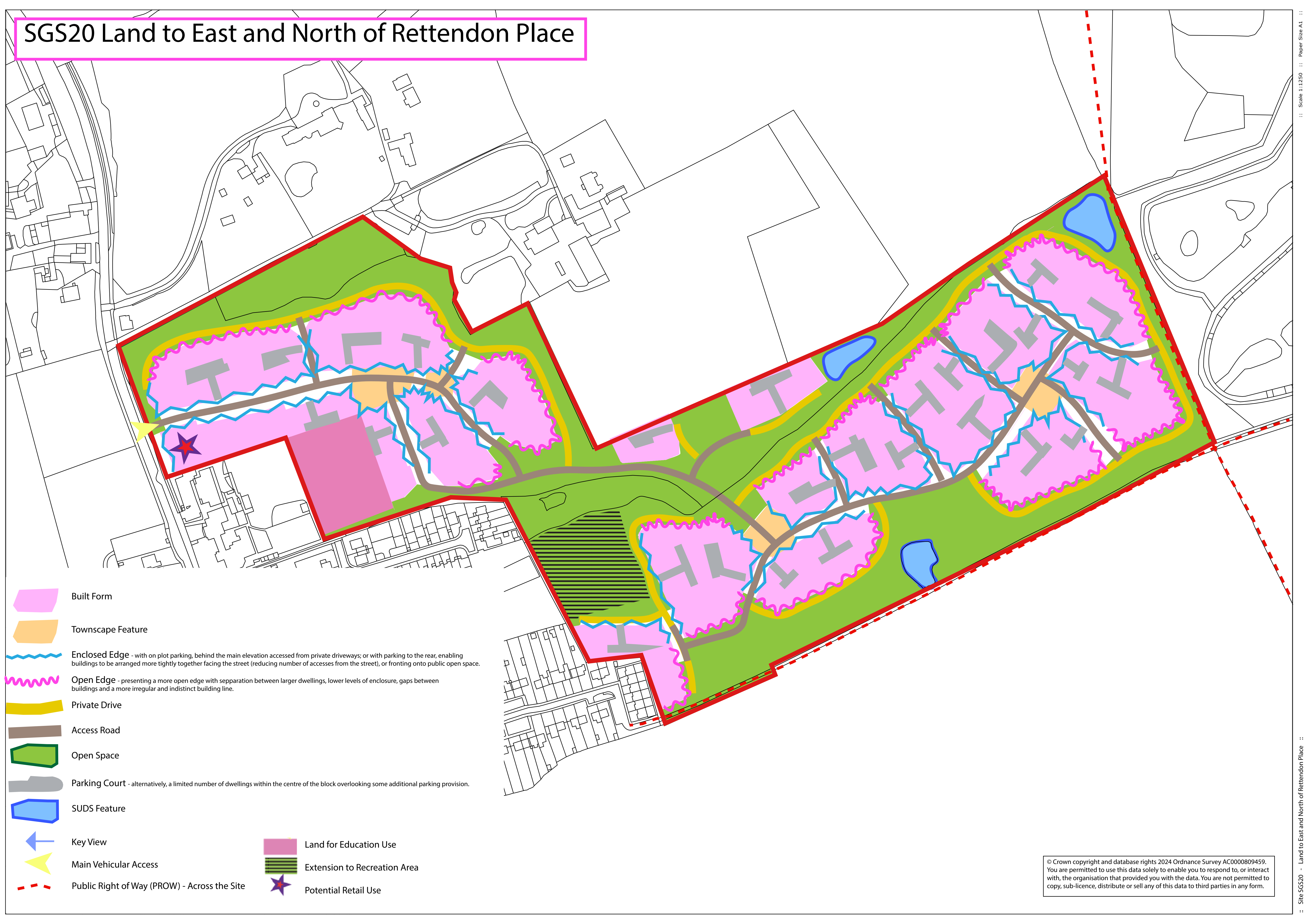
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SGS17c Land South of Rough Hill Complex, The Tye, East Hanningfield
SGS17d Land South and South East of East Hanningfield Village
GS17e Land South of Windmill Farm, Back Lane, East Hanningfield



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SGS20 Land to East and North of Rettendon Place



GS21a Land North of Old Rectory Lodge,
Main Road, Woodham Ferrers

GS21b Land North of Congregational
Church, Main Road, Woodham Ferrers

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Built Form
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Townscape Feature
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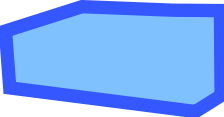
Enclosed Edge - with on plot parking, behind the main elevation accessed from private driveways; or with parking to the rear, enabling buildings to be arranged more tightly together facing the street (reducing number of accesses from the street), or fronting onto public open space.
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Open Edge - presenting a more open edge with separation between larger dwellings, lower levels of enclosure, gaps between buildings and a more irregular and indistinct building line.
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Private Drive
- 

Access Road
- 

Open Space
- 

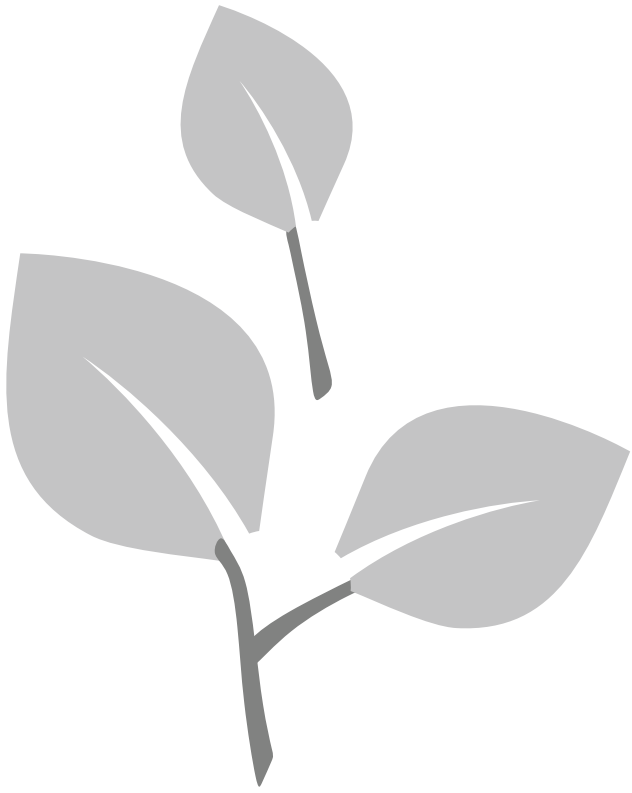
Parking Court - alternatively, a limited number of dwellings within the centre of the block overlooking some additional parking provision.
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SUDS Feature
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Key View
- 

Main Vehicular Access
- 

Public Right of Way (PROW) - Across the Site



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Document published by
Planning and Housing Policy
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