

PL012

Chelmsford Local Plan
Evidence Base Document
**Urban Area and Defined
Settlement Review**
Technical Note

October 2025

Our Planning Strategy 2022 to 2041

1. Introduction

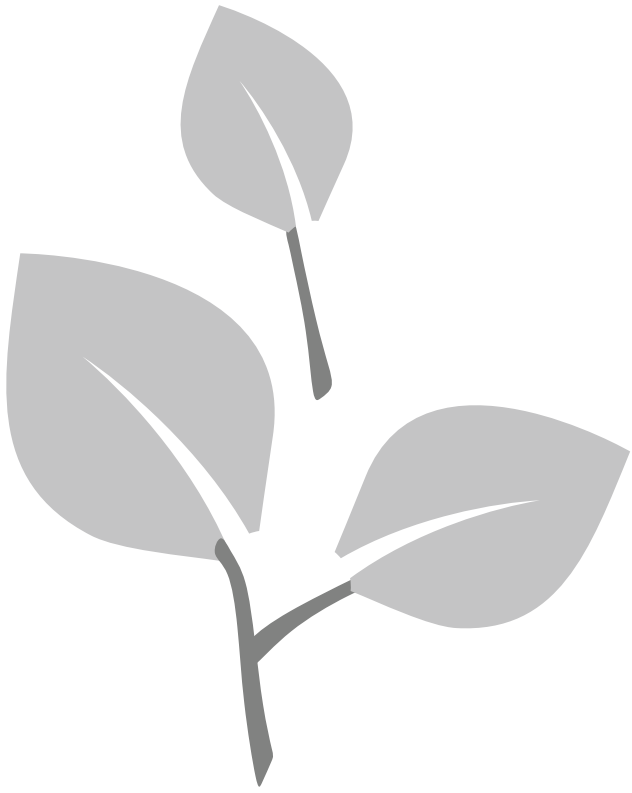
1.1 The Council has produced a Focused Consultation Additional Sites (Regulation 19) Document for consultation. This document forms part of the review of the Local Plan. It contains 11 new housing sites, three expanded housing sites and one expanded employment site. Most of these are on the edge of Chelmsford Urban Area Boundary (UAB) or on the edge of or outside Defined Settlement Boundaries (DSBs).

2. Changes to Urban Area Boundaries (UABs) and Defined Settlements Boundaries (DSBs) in the Focused Consultation Additional Sites (Regulation 19) Document

2.1 The allocated sites proposed for new housing in the Focused Consultation Additional Sites (Regulation 19) Document have led to changes to Chelmsford UAB and six DSBs in line with criterion 4 of the [Urban Area and Defined Settlement Boundary Review Evidence Base Document PL003](#). The changes are:

- Chelmsford UAB has been extended to include two sites around north west Chelmsford - Site 18a Land North West of Chelmsford (North of Hollow Lane) and Site 19 Land West of Patching Hall Lane
- Boreham, Bicknacre, East Hanningfield, Ford End, Rettendon Place and Woodham Ferrers DSBs have been extended to include:
 - Site 9b Land to the East of 118 to 124 Plantation Road, Boreham;
 - Site 9c South of Main Road and Dukes Wood Close, Boreham;
 - Site 11c Land West of Barbrook Way, Bicknacre;
 - Site 17c Land South of Rough Hill Complex, East Hanningfield;
 - Site 17d Land South and South East of East Hanningfield Village;
 - Site 17e Land South of Windmill Farm Back Lane, East Hanningfield;
 - Site 14b Land South of Ford End Primary School;
 - Site 20 Land to East and North of Rettendon Place;
 - Site 21a Land North of Old Rectory Lodge, Main Road, Woodham Ferrers; and
 - Site 21b Land North of Congregational Church, Main Road Woodham Ferrers.

2.2 Changes to Chelmsford UAB and the above DSBs can be viewed on the insets of the Draft Policy Map which form part of the Focused Consultation Additional Sites (Regulation 19) Document.



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Please call 01245 606330

Spatial Planning Services
Directorate for Sustainable Communities
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
Essex
CM1 1JE

Telephone 01245 606330
planning.policy@chelmsford.gov.uk
www.chelmsford.gov.uk

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