

PL011

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

February 2025

Our Planning Strategy 2022 to 2041

Chelmsford
Local Plan



1 Introduction

1.1 A review of the Urban Area and Defined Settlement Boundaries was carried out in mid-late 2024 to inform the Pre-Submission (Regulation 19) Local Plan. This followed the same methodology and criteria as the Preferred Options review stage which can be found in [Urban Area and Defined Settlement Boundary Review Evidence Base Document PL003](#).

2 Changes to Urban Area Boundaries (UABs) and Defined Settlements Boundaries (DSBs) in the Pre-Submission (Regulation 19) Local Plan

2.1 Allocated sites in the Pre-Submission (Regulation 19) Local Plan for new housing and employment land have been included in line with criterion 4. This results in expansions to the DSBs in Bicknacre, Danbury, Ford End and East Hanningfield. As a consequence of allocating Growth Site Policy 17b, the whole garden of the adjacent property at 10 Abbey Fields has been included in the DSB to avoid an illogical gap in the DSB.

2.2 In addition to the DSB expansions, Chelmsford UAB has been extended to include Strategic Growth Site 16a – East Chelmsford Garden Community (Hammonds Farm) and the employment site to the south of Hammonds Farm off junction 18 of the A12 (Strategic Growth Site 16b).

2.3 The changes to the DSBs and Chelmsford UAB can be viewed on the Draft Policies Map which forms part of the Pre-Submission (Regulation 19) Local Plan.

3 Preferred Options Consultation

3.1 A consultation was held on the Preferred Options Local Plan between 8 May and 19 June 2024. Comments received to this consultation on DSBs/UABs have been considered and no changes are proposed.

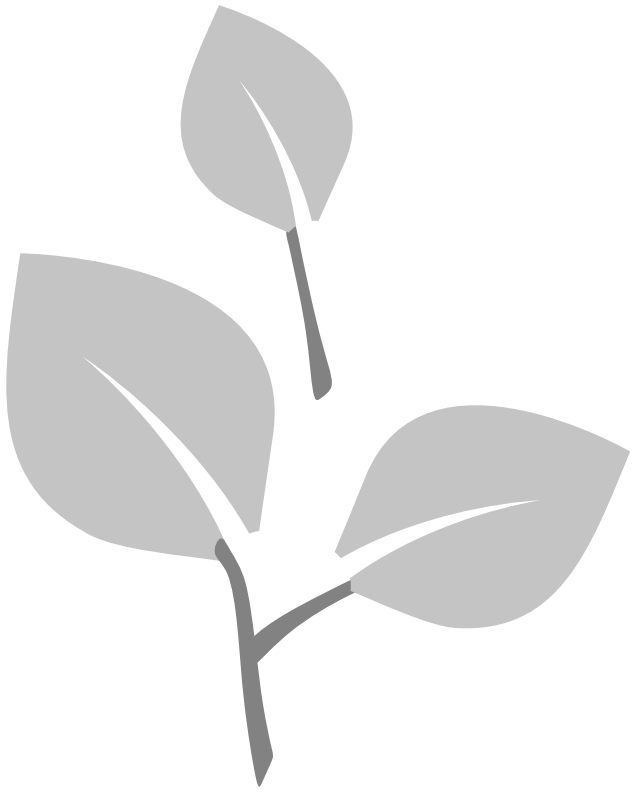
3.2 The following comment was received relating to Map 8 Bicknacre:

Revise settlement boundary to include the entire Priory Pet & Country Supplies Store site, Horseshoe Farm to reflect recent planning history (Strutt & Parker).

3.3 This comment relates to an application approved in February 2022 (ref 21/01863/FUL) to demolish the existing building at Horseshoe Farm and construct a new building for retail and office use.

3.4 The Bicknacre DSB has already been proposed to be extended at this point but only to include the building, not the garden. This was done for the Preferred Options consultation. The garden has not been included on the Pre-Submission Policies Map in line with criterion 7 i.e. exclude land of predominantly open character at the edge of a settlement.

Version	Date published
1	6.1.25
2	4.2.25



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Document published by
Planning and Housing Policy
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