

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

January 2018
Addendum August 2019

Urban Area and Defined Settlement Boundary Review Updated Technical Note January 2018 (EB 083B) Addendum

1. Introduction

This addendum sets out changes to the Urban Area and Defined Settlement Boundary Review January 2018 (EB 083B).

The changes are necessary following the Council's response (EX 046) to the Inspector's Post Hearing Advice Note (PHAN, EX 045). These are available on the Local Plan Examination website at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/local-plan-examination/>

The changes reinstate the adopted Green Belt boundary as defined in the Site Allocations Development Plan Document (2012) and delete the Green Corridor designations from the Local Plan and Policies Map.

This addendum should be read alongside the following documents:

- Urban Area and Defined Settlement Boundary Review Updated Technical Note January 2018 (EB 083B) – referred to as the January 2018 Technical Note hereafter
- Urban Area and Defined Settlement Boundary Review Technical Note June 2018 Update (EB 083C)
- Urban Area and Defined Settlement Boundary Review Updated Technical Note June 2018 Update Addendum June 2019 (EB 083E)

2. Summary of the changes

Ten Defined Settlement Boundaries (DSBs) are surrounded by the Green Belt. These are: **Edney Common, Galleywood, Highwood, Margaretting, Ramsden Heath, Roxwell, Runwell, Stock, West Hanningfield and Writtle**. No changes to these DSBs/the Green Belt boundary are proposed following the Inspector's PHAN. Hence the adopted Green Belt and DSB boundaries as defined in the Site Allocations Development Plan Document (2012) will be reinstated on the new Local Plan Policies Map.

Rettendon Place is defined by the Green Belt to the west of its DSB. Since there will be no changes to the Green Belt, the DSB/Green Belt boundary will revert to the adopted boundaries on the new Local Plan Policies Map.

Seven DSBs are entirely or partly defined by a Green Corridor in the Pre-Submission Local Plan. These are: **Boreham, Ford End, Galleywood, Great Waltham, Howe Street, Little Baddow and Little Waltham**. As Green Corridors are to be removed from the new Local Plan, their DSB tables have been updated to reflect this.

3. Changes to January 2018 Technical Note

All the changes are listed in full in the following tables.

New text is shown as underlined. Deleted text is shown as ~~striketrough~~.

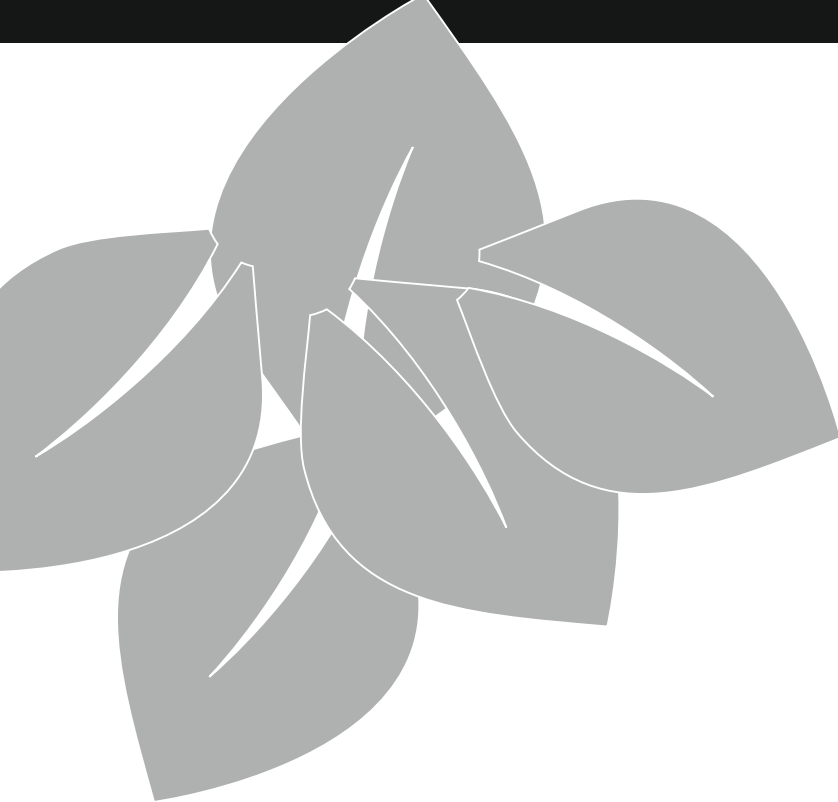
Section 1 Introduction	
Paragraph	Change
1.5	<p>Amend bullet point three to: Ensure settlement boundaries are co-terminus with the boundaries of the Green Belt <u>and the Green Wedge and Green Corridors</u></p> <p>Amend bullet point five to: Incorporate buildings associated with the built/urban development currently adjacent to or close to the UAB/DSB unless they are located in the Green Belt <u>or the Green Wedge or Green Corridor</u>.</p>
1.6 (para above bullet points)	<p>Add the following text after the first sentence: <u>No changes are proposed to the Green Belt boundary since exceptional circumstances needs to be demonstrated for such changes.</u></p>
Section 2 Methodology	
Paragraph	Change
2.1	<p>Amend to: 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 and points out that local planning authorities need to be satisfied that the boundaries should be capable of enduring beyond the plan period. <u>The Green Belt boundaries were reviewed as part of the Local Development Framework in 2012. Based on the above, As such,</u> it is considered important to use a robust criteria and methodology to define the City's settlement boundaries.</p>
2.2	<p>Amend the last sentence of the last bullet point to: <u>This only applies sites where the planning permission has been implemented have been included in the UABs/DSBs for outside the Green Belt and the Green Wedge.</u></p>
Section 3 Settlement Boundary Review Criteria	
Table 1	Change
Criteria 1	<p>Amend third paragraph to: Wherever this is logical, UABs and DSBs should be co-terminus with the proposed Green Belt and Green Wedge/Corridor boundaries.</p>
Criteria 2, Notes column	<p>Amend last sentence to: <u>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 Belt and the Green Wedge/Corridor</u> and where an extension to a DSB would reduce the buffer between two DSBs or a DSB and an UAB.</p>

Section 4 Proposed Changes to Urban Area and Defined Settlement Boundaries	
Paragraph	Change
Para 4.1	Amend first sentence to: This s Section contains proposed boundary changes to Chelmsford and South Woodham Ferrers UABs and Chelmsford's 28 DSBs.
Chelmsford Urban Area	
Paragraph /Table	Change
Para 4.3	Amend second sentence to: There are 30 <u>21</u> main proposed changes to Chelmsford's Urban Area Boundary (UAB).
Table 3	Delete the following items from the table: <ul style="list-style-type: none"> • 21 - Baddow Hall School • 22 - 33 Smithers Ride • 23 - Chelmsford Office and Technology Park Employment Area • 24 - 707- 708 Galleywood Road • 25 - Beehive Lane Primary School • 26 - Forty Hill, Moulsham Thrift • 28 - Widford Industrial Estate Employment Area • 29 - Hylands School
Boreham	
Paragraph	Change
Para 4.9	Amend the last sentence to: It is confined by the A12 to the north, the Green Corridor to the west and south and the Rural Area beyond the Green Belt to the west, south and east.
Edney Common	
Paragraph /Table	Change
Para 4.19	Add the following sentence to the end of the paragraph: <u>No changes are proposed to this DSB since it is surrounded by the Green Belt.</u>
Para 4.20	Delete this paragraph.
Table 12	Delete this table.
Ford End	
Paragraph	Change
Para 4.21	Remove the last sentence of this paragraph.
Galleywood	
Paragraph /Table	Change
Para 4.23	Amend first sentence to: Galleywood is a large settlement enclosed by the Green Belt and with the Green Corridor running along its western edge. Add the following sentence to the end of the paragraph: <u>No changes are proposed to this DSB since it is surrounded by the Green Belt.</u>
Para 4.24	Delete this paragraph.
Table 14	Delete this table.

Great Waltham	
Paragraph /Table	Change
Para 4.30	Amend the last sentence to: Great Waltham is located in the Rural Area beyond the Green Belt but both sections of the DSB are partly confined by the proposed Green Corridor.
Table 18, Item 4	Amend 'Reason for change' to: To ensure the Green Corridor and the DSB <u>follows a logical boundary</u> are co-terminus. Amend 'Criteria' to: 1— Wherever this is logical, UAB and DSBs should be co-terminus with the Green Belt, Green Wedge/ Corridor boundaries <u>1 – Boundaries should normally follow clearly defined physical features/</u> <u>2 - Main built-up extent of settlement</u>
Highwood	
Paragraph /Table	Change
Para 4.32	Add the following sentence to the end of the paragraph: <u>No changes are proposed to this DSB since it is surrounded by the Green Belt.</u>
Para 4.33	Delete this paragraph.
Table 19	Delete this table.
Howe Street	
Paragraph	Change
Para 4.36	Amend the penultimate sentence to: It is surrounded by the Rural Area beyond the Green Belt but is entirely enclosed by the Green Corridor.
Little Baddow	
Paragraph /Table	Change
4.38	Remove the last sentence.
Table 22, Items 7 and 8	Amend 'Reasons for change' to: To ensure the Green Corridor and DSB <u>follows a logical boundary</u> are co-terminus. Amend 'Criteria' to: 1— Wherever this is logical, UAB and DSBs should be co-terminus with the Green Belt, Green Wedge/ Corridor boundaries <u>1 – Boundaries should normally follow clearly defined physical features/2 - Main built-up extent of settlement</u>
Little Waltham	
Paragraph	Change
Para 4.41	Amend the last sentence to: The main changes are the removal of land south of Church Hill from the DSB, the extension of the DSB at the primary school to include a hardstanding and a new building to the rear, the extension of the DSB at the White Hart Public House to include the hard surfaced car park and, the removal of a dwelling (which falls entirely within the Green Wedge Corridor) from the DSB.

Margaretting	
Paragraph /Table	Change
Para 4.42	Add the following sentence to the end of the paragraph: <u>No changes are proposed to this DSB since it is surrounded by the Green Belt.</u>
Para 4.43	Delete this paragraph.
Table 24	Delete this table.
Ramsden Heath	
Paragraph /Table	Change
Para 4.44	Add the following sentence to the end of the paragraph: <u>No changes are proposed to this DSB since it is surrounded by the Green Belt.</u>
Para 4.45	Delete this paragraph.
Table 25	Delete this table.
Rettendon Place	
Paragraph /Table	Change
Para 4.48	Add the following sentence: <u>No changes are proposed to this DSB due to the robust existing DSB confined by the Rural Area and the partial Green Belt location.</u>
Para 4.49	Remove paragraph.
Table 27	Remove table.
Roxwell	
Paragraph /Table	Change
Para 4.50	Add the following sentence to the end of the paragraph: <u>No changes are proposed to this DSB since it is surrounded by the Green Belt.</u>
Para 4.51	Delete this paragraph.
Table 28	Delete this table.
Runwell	
Paragraph /Table	Change
Para 4.52	Add the following sentence to the end of the paragraph: <u>No changes are proposed to this DSB since it is surrounded by the Green Belt.</u>
Para 4.53	Delete this paragraph.
Table 29	Delete this table.
Stock	
Paragraph /Table	Change
Para 4.56	Add the following sentence to the end of the paragraph: <u>No changes are proposed to this DSB since it is surrounded by the Green Belt.</u>
Para 4.57	Delete this paragraph.
Table 31	Delete this table.
West Hanningfield	
Paragraph /Table	Change
Para 4.58	Add the following sentence to the end of the paragraph: <u>No changes are proposed to this DSB since it is surrounded by the Green Belt.</u>

Para 4.59	Delete this paragraph.
Table 32	Delete this table.
Writtle	
Paragraph /Table	Change
Para 4.63	Add the following sentence to the end of the paragraph: <u>No changes are proposed to this DSB since it is surrounded by the Green Belt.</u>
Para 4.64	Delete this paragraph.
Table 35	Delete this table.



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