



The Policies Map shows the spatial definition of policies. It includes Policy Areas proposed by the Chelmsford Local Plan.

Neighbourhood Plans are currently under preparation within this map area.
Please see separate plan showing the extent of the current Designated Neighbourhood Areas.

For the application of relevant policies within the Local Plan, the designation of the Rural Area includes all those areas outside of Urban Areas, Defined Settlement Boundaries, Green Belt and specific allocations or Policy Areas. The Rural Area has no notation so appears as 'white land' on the Policies Map and its insets.

Important Note

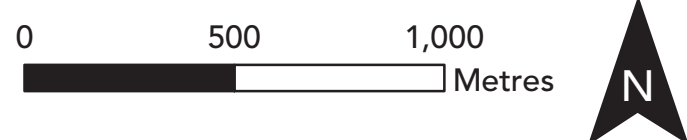
This Policies Map shows areas at a higher risk of flooding. Areas at a higher risk from flooding are defined and regularly updated by the Environment Agency.

For further details please see the flood maps published on the Environment Agency's website at:

www.environment-agency.gov.uk

 Beaulieu Park Employment Site

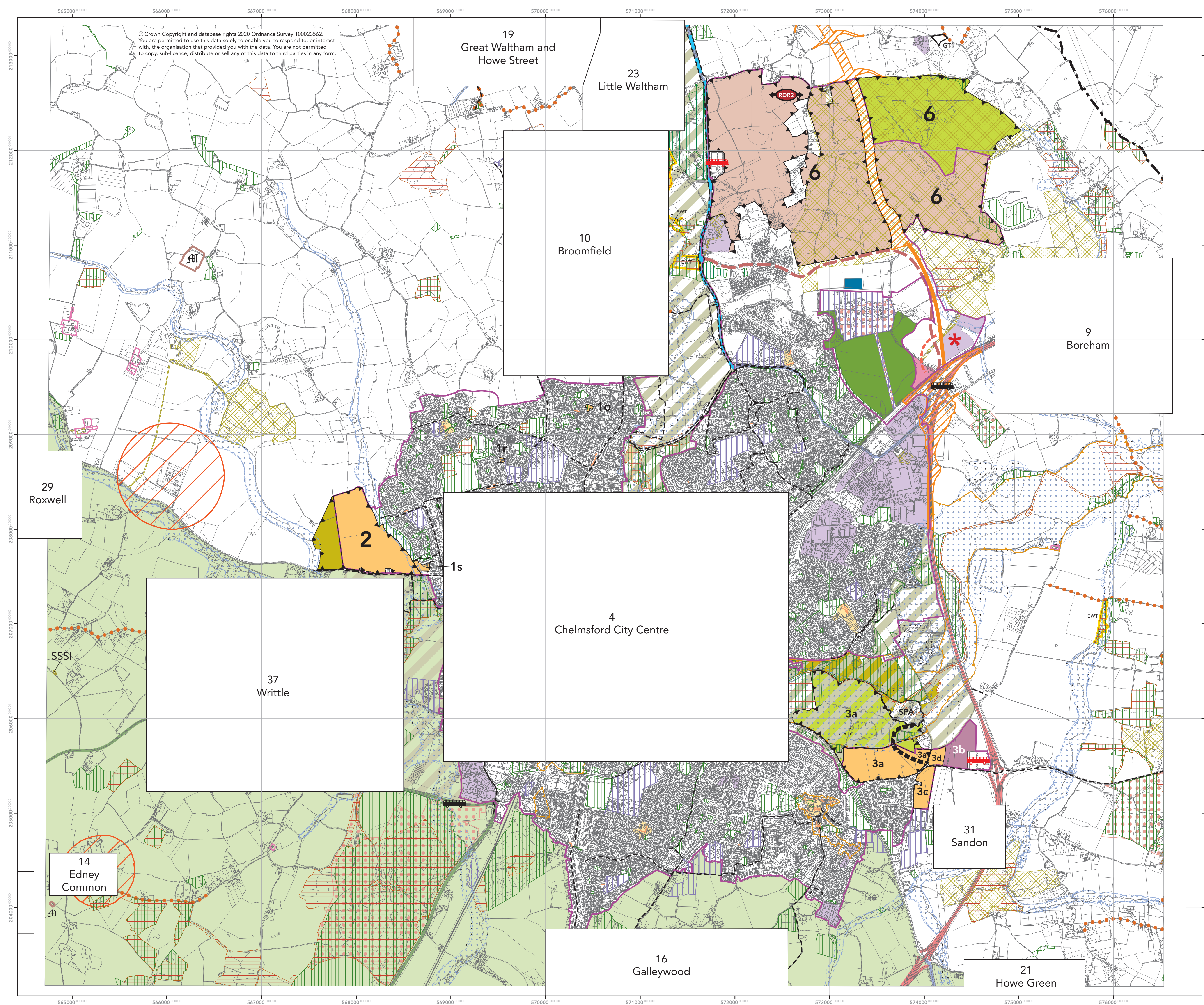
The precise boundary will be confirmed through the detailed design process in relation to Chelmsford North East Bypass and the Radial Distributor Road.



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Chelmsford Local Plan

Legend for Adopted Policies Map May 2020

Relevant Key Policy References are shown in brackets

	Chelmsford City Council Area		Open Space (S11, DM21)
	Inset		New Railway Station (S9)
	Chelmsford and South Woodham Ferrers Urban Areas (S7)		Railway Station Access Road (S9)
	Chelmsford City Centre (S1, S8, S12, DM5)		Radial Distributor Road (RDR1) (S9)
	South Woodham Ferrers Town Centre (S12, DM5)		Proposed RDR2 Detailed Design within New Garden Community Masterplan Area (S9, SGS6)
	Defined Settlement Boundary (S7, DM2)		Proposed Link Road (SGS3a, SPA5)
	Area for the former Runwell Hospital Major Developed Site (7.320)		Route Capacity Improvement (S9, SGS10)
	Boundary of Strategic Growth Site Allocations 2, 3a, 6 and 7a		Proposed Cycle Route*
	New Housing Site (S7 and Relevant Growth Site or Strategic Growth Site Policies)+		Proposed Bridge (S9, SGS1a, SGS10)
	New Garden Community for Major Housing and Employment Development (SGS6)		Existing Park and Ride
	Specialist Residential Accommodation (SGS7b, GS12)		Park and Ride Area of Search (S9)
	New Gypsy and Traveller Site (GT1)		Proposed Chelmsford North East Bypass - Detailed Design within Masterplan Area (S9, SGS6)*
	Proposed Employment Area (S7, SGS6, SGS3b, DM4)		Proposed Chelmsford North East Bypass - Safeguarded Corridor (S9, SGS6)*
	Existing Employment Area (S8, DM4)		Route Based Strategy (S9)
	Rural Employment Area (S8, DM4)		Strategic Trunk Route
	Green Belt (S11, DM6, DM9, DM10, DM11, DM12)		Strategic Non-Trunk Route
	Special Area of Conservation (SAC) (S4, S9, DM16)*		Regional Route
	Special Protection Area and Ramsar Site (S4, S9, DM16)*		Location for Primary School
	Marine Conservation Zone (S2)*		Existing School, Further / Higher Education Establishment (DM22)
	Site of Special Scientific Interest (SSSI) (S4, DM16)*		Retail Allocation (SGS10)
	Scheduled Monument (S3, DM13)*		Primary Shopping Area (S12, DM5)
	Registered Park and Garden of Special Historic Interest (S3, DM13)*		Primary Frontage (S12, DM5)
	Local Nature Reserve (S4, DM16)*		Secondary Frontage (S12, DM5)
	Local Wildlife Site (LoWS) (S4, DM16)		Principal Neighbourhood Centre (S12, DM5)
	Essex Wildlife Trust Nature Reserve (S4, DM16)*		Retail Frontage of Principal and Local Neighbourhood Centres (S12, DM5)
	Green Wedge (S11, DM7, DM9, DM10, DM11, DM12)		Special Policy Area (S7, SPA1-SPA6)
	Protected Lane (S3, DM17)		Hazardous Substance Site Safeguarding Zone (DM30)*
	Conservation Area (S3, DM13)		Flood Zone 2 (S2, DM18)*
	Area for Conservation / Strategic Landscape Enhancement (SGS7a)		Flood Zone 3 (S2, DM18)*
	Country Park*		Flood Alleviation Scheme
	Proposed Country Park (SGS3, SGS6)		Air Quality Management Area (DM30)
	Land Allocated for Future Recreation Use and / or SUDS (S4, SGS2, SGS7a)		Minerals and Waste Site*

+New Housing Site
Please note that site policies are abbreviated to the site number

*These notations are designated by third parties not Chelmsford City Council and are subject to change

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