

## 14 Edney Common (Highwood Parish)

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

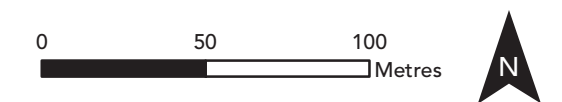
For the application of relevant policies within the Local Plan, the designation of the Rural Area includes all those areas outside of Urban Areas, Defined Settlement Boundaries, Green Belt and specific allocations or Policy Areas. The Rural Area has no notation so appears as 'white land' on the Policies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

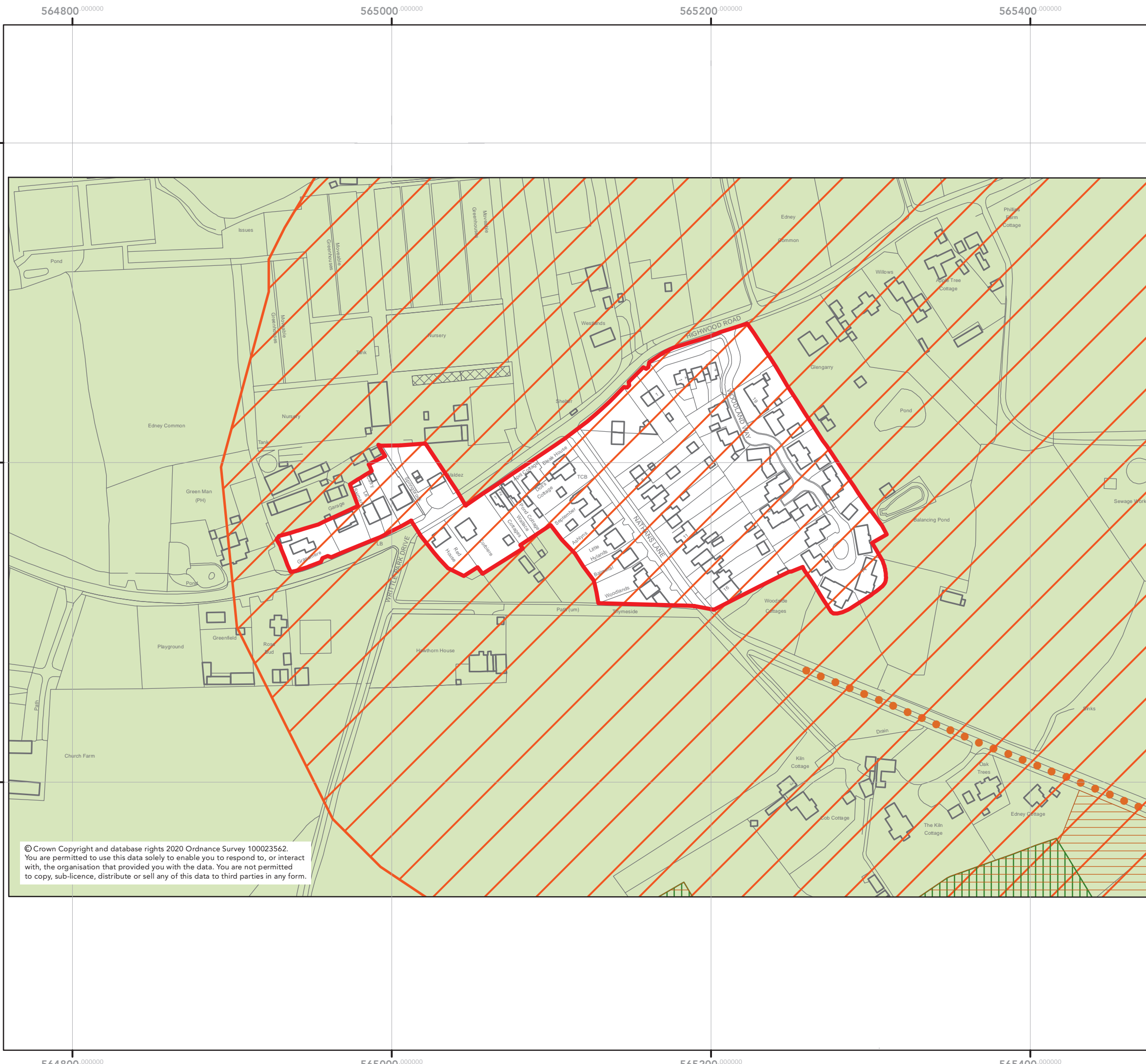
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)



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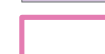
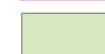














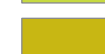


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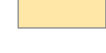











# Chelmsford Local Plan

## Legend for Adopted Policies Map May 2020

Relevant Key Policy References are shown in brackets

-  Chelmsford City Council Area
-  Inset
-  Chelmsford and South Woodham Ferrers Urban Areas (S7)
-  Chelmsford City Centre (S1, S8, S12, DM5)
-  South Woodham Ferrers Town Centre (S12, DM5)
-  Defined Settlement Boundary (S7, DM2)
-  Area for the former Runwell Hospital Major Developed Site (7.320)
-  Boundary of Strategic Growth Site Allocations 2, 3a, 6 and 7a
-  New Housing Site (S7 and Relevant Growth Site or Strategic Growth Site Policies)+
-  New Garden Community for Major Housing and Employment Development (SGS6)
-  Specialist Residential Accommodation (SGS7b, GS12)
-  New Gypsy and Traveller Site (GT1)
-  Proposed Employment Area (S7, SGS6, SGS3b, DM4)
-  Existing Employment Area (S8, DM4)
-  Rural Employment Area (S8, DM4)
-  Green Belt (S11, DM6, DM9, DM10, DM11, DM12)
-  Special Area of Conservation (SAC) (S4, S9, DM16)\*
-  Special Protection Area and Ramsar Site (S4, S9, DM16)\*
-  Marine Conservation Zone (S2)\*
-  Site of Special Scientific Interest (SSSI) (S4, DM16)\*
-  Scheduled Monument (S3, DM13)\*
-  Registered Park and Garden of Special Historic Interest (S3, DM13)\*
-  Local Nature Reserve (S4, DM16)\*
-  Local Wildlife Site (LoWS) (S4, DM16)
-  Essex Wildlife Trust Nature Reserve (S4, DM16)\*
-  Green Wedge (S11, DM7, DM9, DM10, DM11, DM12)
-  Protected Lane (S3, DM17)
-  Conservation Area (S3, DM13)
-  Area for Conservation / Strategic Landscape Enhancement (SGS7a)
-  Country Park\*
-  Proposed Country Park (SGS3, SGS6)
-  Land Allocated for Future Recreation Use and / or SUDS (S4, SGS2, SGS7a)

-  Open Space (S11, DM21)
-  New Railway Station (S9)
-  Railway Station Access Road (S9)
-  Radial Distributor Road (RDR1) (S9)
-  Proposed RDR2 Detailed Design within New Garden Community Masterplan Area (S9, SGS6)
-  Proposed Link Road (SGS3a, SPA5)
-  Route Capacity Improvement (S9, SGS10)
-  Proposed Cycle Route\*
-  Proposed Bridge (S9, SGS1a, SGS10)
-  Existing Park and Ride
-  Park and Ride Area of Search (S9)
-  Proposed Chelmsford North East Bypass - Detailed Design within Masterplan Area (S9, SGS6)\*
-  Proposed Chelmsford North East Bypass - Safeguarded Corridor (S9, SGS6)\*
-  Route Based Strategy (S9)
-  Strategic Trunk Route
-  Strategic Non-Trunk Route
-  Regional Route
-  Location for Primary School
-  Existing School, Further / Higher Education Establishment (DM22)
-  Retail Allocation (SGS10)
-  Primary Shopping Area (S12, DM5)
-  Primary Frontage (S12, DM5)
-  Secondary Frontage (S12, DM5)
-  Principal Neighbourhood Centre (S12, DM5)
-  Retail Frontage of Principal and Local Neighbourhood Centres (S12, DM5)
-  Special Policy Area (S7, SPA1-SPA6)
-  Hazardous Substance Site Safeguarding Zone (DM30)\*
-  Flood Zone 2 (S2, DM18)\*
-  Flood Zone 3 (S2, DM18)\*
-  Flood Alleviation Scheme
-  Air Quality Management Area (DM30)
-  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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