

Additional Criteria for the Development of Allocated Employment Sites to be Addressed as part of Supplementary Planning Guidance (to be read in conjunction with general Policies for development)

### **Proposal E1 Somerset Bridge, Bridgwater:**

- a) any development shall be based on a planning brief for the site that shall be subject to public consultation and subsequent approval as supplementary planning guidance;
- b) access for pedestrians and cyclists should be provided via a link to existing routes along the Canal and River. Provision shall be made for a pedestrian and cycle link across the site linking the routes along the Canal and River;
- c) the design and layout of the development shall take account of the need for efficient and convenient public transport;
- d) vehicular access shall be provided solely from the Colley Lane Southern Access Route;
- e) the development shall safeguard important natural features with buffers as appropriate, including trees and hedgerows, and shall include a comprehensive landscaping scheme based on a tree and hedgerow survey;
- f) the visual impact of the development when viewed from the countryside, the Canal, the River Parrett and railway line shall be minimised, exploiting and having regard to the area's landscape character. A substantial landscaping screen shall be provided along the boundary with the Canal and River Parrett;
- g) before development commences, a site investigation should be carried out to ascertain the presence of landfill gas and a report of the investigation should be submitted to the District Council;
- h) an appropriate archaeological evaluation and ecological survey shall be made of the entire site; and
- i) surface water drainage cannot be accommodated in the existing Drainage Board rhyme system and surface water attenuation

together with a separate pumped discharge direct to the River Parrett will be required.

### **Proposal E12 Land at Wellwothy's Playing Field, Salmon Parade, Bridgwater**

- a) surface water dispersal should be via existing surface water sewers.

### **Proposal E13 Land to the north of Bridgwater Retail Park, east of The Leggar, Bridgwater**

- a) surface water drainage should be via existing surface water sewers; and
- b) vehicular access will be from The Leggar and contributions to completion of this road will be sought.

### **Proposal E14 Land at East Quay, Bridgwater**

- a) surface water drainage should be via existing surface water sewers; and
- b) new buildings should be set back 8.0 metres from the existing flood defences.

### **Proposal E2 Land at Isleport Business Park, Highbridge:**

- a) vehicular access shall be provided solely from Isleport Business Park;
- b) the development shall safeguard important features, including ditches trees and hedgerows with buffers, as appropriate and shall include a comprehensive landscaping scheme based on a tree and hedgerow survey;
- c) the visual impact of the development when viewed from residential properties in Isleport Lane and the surrounding countryside shall be minimised, exploiting and having regard to the area's landscape character. A substantial landscaping screen with bunding shall be provided along the boundary with Isleport Lane;
- d) the residential amenity of neighbouring residential properties in Isleport Lane shall be protected; and
- e) an appropriate archaeological evaluation and ecological survey shall be carried out on the entire site.

## Appendix 5.1

### Sedgemoor District Local Plan

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#### **Proposal E3 Land at Steart Farm, Wedmore Road, Cheddar:**

- a) any development shall be based on a planning brief for the site that shall be subject to public consultation and subsequent approval as supplementary planning guidance;
- b) access for pedestrians and cyclists should be provided via a link through the existing Business Park to the proposed route linking housing south of the River Yeo to Wedmore Road and to the former railway;
- c) vehicular access shall be provided from the Cheddar Business Park or from Wedmore Road;
- d) the traditional stone buildings of Steart Farm shall be retained and converted to employment use as appropriate;
- e) the development shall safeguard important natural features, including the rhyne to the south; trees and hedgerows (with buffer as appropriate), and shall include a comprehensive landscaping scheme based on a tree and hedgerow survey;
- f) the visual impact of the development when viewed from the surrounding countryside, the River Yeo and Wedmore Road shall be minimised, exploiting and having regard to the area's landscape character, the opportunity to create a community woodland and existing boundary treatment along Wedmore Road;
- g) the residential amenity of adjacent residential properties shall be protected;
- i) liaison with Environment Agency to establish flood plain limits across the site, to establish the potential development area, and/or identify flood mitigation works. Any discharges to the River Yeo must be attenuated by the use of Best Management Practices, and
- j) an appropriate archaeological evaluation and ecological survey shall be carried out on the entire site.