

SEDGEMOOR DISTRICT LOCAL PLAN

Adopted Version

Inset Map no. 4 BREAN

Inset Map no. 5 BERROW

Inset Map no. 6 BRENT KNOLL

KEY TO SITE-SPECIFIC POLICIES AND PROPOSALS

STRATEGY

Development Boundary (Policy STR3)

HOUSING

Land allocated for Brownfield Housing Development (Proposals H4 to H9, H11, H12, H14 to H17, H46, H47, H49 to H52 and H59)

Land allocated for Greenfield Housing Development (Proposals H65 and H69)

EMPLOYMENT AND ECONOMIC DEVELOPMENT

Land allocated for Industrial, Warehouse and Business use (Proposals E1 to E3, E12 and E13)

SHOPPING AND TOWN CENTRES

Boundary of Town Centre (Policy SH1)

Main Retail Frontages (Policy SH4)

Main Shopping Areas (Policy SH5)

SH1/SH11 Local Centres (Policies SH1 and SH11)

SH13 Cheddar Gorge Commercial Area (Policy SH13)

SH18 Land Safeguarded for Retail Development (Proposal SH18)

TRANSPORT AND MOVEMENT

Off-road Cycle Routes (Policy TM1)

Bus Lane (Policy TM1)

New Roads (Policies TM2b, TM2c, TM2d, TM2e and TM2f)

Park and Ride Sites (Policies TM2h)

Rail Facilities (Policies TM6a to TM6f)

Existing Port Facilities (Policies TM7a and TM7b)

Existing Servicing Facilities (Policy TM9)

COUNTRYSIDE AND NATURAL ENVIRONMENT

Areas of Outstanding Natural Beauty (Policy CNE1)

Green Wedge, Edge or Strategic Gap (Policy CNE4)

Country Park (Policy CNE16)

Best Agricultural Land (Policy CNE5)

Internationally Important Nature Conservation Sites (Policy CNE7)

Nationally Important Nature Conservation Sites (Policy CNE8)

Locally Important Nature Conservation Sites (Policy CNE9)

Groundwater Protection Zones (Policy CNE16)

Flood Risk areas are no longer shown on the map. For this information, please use the Environment Agency's web site: www.environment-agency.gov.uk or telephone 0870 506506

BUILT ENVIRONMENT

Open Land to be protected from development (Policy BE7)

HISTORIC ENVIRONMENT

Designated Conservation Areas (Policies HE1, HE3 and HE4)

Enhancement Scheme (Proposal HE2)

Historic Landscapes (Policy HE10)

RECREATION, LEISURE AND TOURISM

Protection of Recreational Open Spaces (Policy RL1)

Land allocated for Public Open Spaces (Proposals RL14 to RL16, RL18, RL19 and RL19)

Recreational Cycle Routes (Policy RL12)

PUBLIC AND COMMUNITY SERVICES

Land allocated for Educational Purposes (Proposals PCS1a to PCS1e)

Land allocated for Primary School (Proposals PCS16 and PCS16)

FOR INFORMATION

Land with planning permission, or otherwise committed for:

Residential development (significant sites only)

Industrial, warehouse and business use (significant sites only)

Retail development (significant sites only)

Public open space

Scheduled Ancient Monuments

Site of County Importance (generalised)

Areas of High Archaeological Potential

