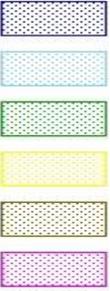
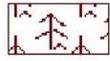
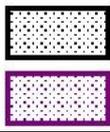
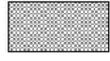
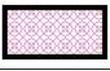
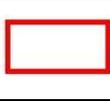
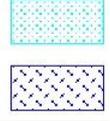
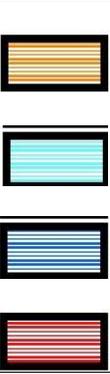
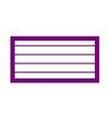


Constraint / Consideration	Implications for Local Plan Part II
 <p>Agricultural Land Classifications:</p> <ul style="list-style-type: none"> • Grades 1 - 5 • Urban / Other 	<p>In choosing development sites, local planning authorities should seek to use areas of poorer quality agricultural land in preference to that of a higher quality. The grades of agricultural land range from the best and most versatile (Grade 1) to poor (Grade 5).</p>
 <p>Ancient Woodland</p>	<p>Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.</p>
 <p>Areas of High Archaeological Potential / Interest</p>	<p>Any development within an area of known or potential archaeological interest will have to take into account this archaeological potential.</p>
 <p>Area of Outstanding Natural Beauty</p>	<p>Development within an Area of Outstanding Natural Beauty (AONB) is more strictly controlled and must be designed in a way which will not negatively impact upon the characteristics of the AONB.</p>
 <p>Coal Consultation Zone</p>	<p>The Coal Authority will need to be consulted on potential sites to see whether there are any possible issues from old coal mining works.</p>
 <p>Committed Employment Sites</p>	<p>Sites already designated for employment uses.</p>
 <p>Conservation Area</p>	<p>Any development within the Conservation Area will need to be sympathetic.</p>
 <p>Development Limit/ District Boundary</p>	<p>Development Limits are the edge of the area in which development is considered appropriate as part of the built up area. Allocated sites may extend the developed area of a settlement.</p>
 <p>Existing Strategic Housing Allocations</p>	<p>Areas already allocated in the Local Plan Part I for future housing.</p>
 <p>Flood Zone 2 Flood Zone 3</p>	<p>Development should generally be directed away from areas designated as at most risk from flooding (Zones and 2 and 3).</p>
 <p>Future Growth Area for Employment</p>	<p>Areas identified in the Local Plan Part I for future employment growth. For more details see the relevant Town Strategies.</p>
 <p>Future Growth Area for Housing</p>	<p>Areas identified in the Local Plan Part I for future housing growth. For more details see the relevant Town Strategies.</p>
 <p>Green Belt</p>	<p>Development in the Green Belt should be resisted in line with Chapter 9 of the NPPF.</p>
 <p>Green Gap</p>	<p>Green areas identified as important to maintain physical separation between strategic allocated sites and neighbouring settlements.</p>
 <p>Groundwater Source Protection Zone</p>	<p>Particular care is needed in such areas to ensure development in such areas does not adversely affect the quality of groundwater.</p>
 <p>HELAA Sites A – potentially suitable and within current development limits B – potentially suitable and outside of development limits C – potentially suitable employment sites D – excluded or not suitable sites</p>	<p>HELAA Sites are included in the Council's Housing and Employment Land Availability Assessment – a record of sites that have been put forward by landowners for consideration as development sites. Inclusion of a site does not mean that planning permission will be granted or the site allocated for development. It forms a "pool" of sites from which to choose future development options. 'Potentially Suitable' sites are considered physically capable of development. 'Excluded' or 'Not Suitable' sites are not realistic prospects.</p> <p>For more information ask a Member of the event staff or the HELAA section of the FAQs document.</p>
 <p>Historic Parks & Gardens</p>	<p>Recorded by English Heritage in recognition of their special historic significance. Any proposed development should be considered against whether it would be likely to impact on the special character of any Historic Park and Garden.</p>

Constraint / Consideration		Implications for Local Plan Part II
	Landfill sites Landfill interest zones	Areas of land which are, or have been subject to landfill may be contaminated and/or lead to abnormal development costs.
	Listed Buildings	Listed buildings are protected by national policy and development policy 3 of the Local Plan Part 1. Any development will need to ensure the integrity of these listed buildings.
	Local Wildlife Sites	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
	Mendip Bat Consultation Zone	Any development within this area will need to take account of the potential for bats.
	Mineral Consultation Areas	MCA's identify where mineral reserves exist which potentially could be needed at some point in the future.
	National Nature Reserves (NNRs)	National Nature Reserves are statutorily protected for their ecological and biodiversity value. Development should be directed away from such sites to ensure any adverse impacts.
	Open Areas of Local Significance/Local Green Spaces	These areas are protected from development under Development Policy 2 of the Local Plan Part I. However all of the areas designated as Local Green Spaces are being reviewed as part of Part II.
	Protected Recreation Areas	These areas are protected from development under development policy 16 of the Local Plan Part I. Development here will be resisted.
	Quarries	The existence of a quarry site may constrain the development of nearby sites due to noise etc.
	Ramsar Sites	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the site.
	Regionally Important Geological/ Geomorphological Sites (RIGS)	Locally designated areas of importance for geology or geomorphology. Any new development would need to be assessed against whether there would be likely to be any adverse effects on such areas.
	Rights of Way	Routes over which the public enjoy a legal right to access by foot and sometimes other means. All public rights of way would need to be incorporated into, or reasonably diverted around, new development.
	Scheduled Ancient Monuments (SAMs)	Any development to the west of the village must ensure that the integrity of the SAMs is not damaged.
	Sewage Treatment Buffer Zones	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
	Sites of Special Scientific Interest (SSSI)	Development should be directed away from these areas and from sites which may have a negative impact upon the integrity of these areas.
	Special Areas of Conservation (SAC)	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Area of Conservation.
	Special Landscape Features	Any new development should not have a negative impact upon the special landscape feature and should ideally be located away from it.
	Special Protection Areas (SPA)	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the SPA.
	Town Centre Development Areas	Areas identified in the Local Plan Part I as potential opportunities for development and/or regeneration.
	Traditional Orchards	Traditional Orchards are an important rural feature and habitat and development should avoid their unnecessary loss or deterioration.
	Tree Preservation Orders - Areas / Trees	Any new development should take account of these areas and ensure that there is no negative impact upon them.