

**RELEVANT PLANNING POLICIES**

**ADOPTED WILTSHIRE AND SWINDON STRUCTURE PLAN 2016**

**DP1** IN PURSUIT OF SUSTAINABLE DEVELOPMENT, PARTICULAR PRIORITY SHOULD BE GIVEN TO:

1. MEETING LOCAL NEEDS FOR JOBS, SERVICES AND AFFORDABLE AND SPECIAL NEEDS HOUSING IN ALL SETTLEMENTS
2. MEETING THE NEEDS OF PEOPLE WITH DISABILITIES
3. ACHIEVING A PATTERN OF LAND-USES AND ASSOCIATED TRANSPORT LINKS WHICH MINIMISE THE NEED TO TRAVEL AND SUPPORT THE INCREASED USE OF PUBLIC TRANSPORT, CYCLING AND WALKING
4. MAXIMISING THE POTENTIAL FOR ENERGY CONSERVATION AND ACCOMMODATING PROPOSALS FOR RENEWABLE ENERGY
5. IMPROVING THE AMENITY OF SETTLEMENTS
6. MINIMISING THE LOSS OF COUNTRYSIDE AND PROTECTING AND ENHANCING THE PLAN AREA'S ENVIRONMENTAL ASSETS

**DP14** DEVELOPMENT IN THE OPEN COUNTRYSIDE SHOULD BE STRICTLY CONTROLLED. ISOLATED NEW HOUSES SHOULD REQUIRE SPECIAL JUSTIFICATION.

PROVISION SHOULD BE MADE FOR THE CHANGE OF USE OR CONVERSION OF SUITABLE EXISTING BUILDINGS, WITH PARTICULAR EMPHASIS ON ACCOMMODATING NEW USES WHICH DIVERSIFY THE LOCAL ECONOMY AND PROVIDE JOBS.

**C2** SITES IDENTIFIED FOR THEIR WILDLIFE OR EARTH SCIENCE IMPORTANCE AT INTERNATIONAL, NATIONAL, REGIONAL AND COUNTY LEVEL SHOULD BE PROTECTED FROM DEVELOPMENT UNLESS THE NEED FOR DEVELOPMENT OUTWEIGHS THE ADVERSE IMPACT, TAKING INTO ACCOUNT THE SIGNIFICANCE OF THE DESIGNATION.

**C5** THE WATER ENVIRONMENT, INCLUDING SURFACE WATERS, FLOODPLAINS AND GROUNDWATER RESOURCES, SHOULD BE PROTECTED BY THE CONTROL OF DEVELOPMENT. THE STRATEGIC PLANNING AUTHORITIES WILL SUPPORT INITIATIVES WHICH SEEK TO PROTECT, RESTORE OR ENHANCE THE NATURAL ELEMENTS OF THE RIVER OR WATERWAY ENVIRONMENT, AND WHICH IMPROVE THE QUALITY AND EFFICIENT USE OF WATER.

- C9** WITHIN SPECIAL LANDSCAPE AREAS ANY PROPOSALS FOR DEVELOPMENT SHOULD HAVE REGARD TO THE NEED TO PROTECT LANDSCAPE CHARACTER AND SCENIC QUALITY. THE AREAS ARE:
1. THE MAJORITY OF SALISBURY PLAIN EXCLUDING TWO AREAS AROUND NETHERAVON, LARKHILL, BULFORD AND AMESBURY, AND LUDGERSHALL AND TIDWORTH
  2. THOSE PARTS OF SALISBURY DISTRICT TO THE NORTH AND EAST OF THE CRANBORNE CHASE AND WEST WILTSHIRE DOWNS AREA OF OUTSTANDING NATURAL BEAUTY, EXCLUDING AN AREA AROUND SALISBURY AND WILTON
  3. THE BLACKMORE VALE FROM ZEALS TO SEDGEHILL, AND A SMALL AREA TO THE EAST OF SHAFTESBURY
  4. THE CHAPMANSLADE GREENSAND RIDGE
  5. THE HIGHER LAND OF THE SPYE AND BOWOOD PARKLANDS
  6. THE RIVER FROME VALLEY AT VAGGS HILL; AND
  7. THE SOUTHERN FRINGES OF THE COTSWOLDS, NOT COVERED BY DESIGNATION AS AN AREA OF OUTSTANDING NATURAL BEAUTY.
- HE2** FEATURES OF ARCHAEOLOGICAL OR HISTORIC INTEREST AND THEIR SETTINGS SHOULD BE PROTECTED FROM INAPPROPRIATE DEVELOPMENT. WHERE NATIONALLY IMPORTANT ARCHAEOLOGICAL OR HISTORIC REMAINS, WHETHER SCHEDULED SITES OR NOT, ARE AFFECTED BY PROPOSED DEVELOPMENT THERE SHOULD BE A PRESUMPTION IN FAVOUR OF THEIR PHYSICAL PRESERVATION "IN SITU".

### **ADOPTED SALISBURY DISTRICT LOCAL PLAN JUNE 2003**

- G1** IN ACCORDANCE WITH THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT, PRIORITY WILL BE GIVEN TO ENSURING THAT DEVELOPMENT PROPOSALS:
- (i) ACHIEVE AN OVERALL PATTERN OF LAND USES WHICH REDUCE THE NEED TO TRAVEL AND SUPPORT INCREASED USE OF PUBLIC TRANSPORT, CYCLING AND WALKING;
  - (ii) PROMOTE THE VITALITY AND VIABILITY OF LOCAL COMMUNITIES;
  - (iii) CONSERVE BOTH THE NATURAL ENVIRONMENT AND CULTURAL HERITAGE OF THE DISTRICT; AND
  - (iv) MAKE EFFECTIVE USE OF LAND IN URBAN AREAS, PARTICULARLY ON PREVIOUSLY DEVELOPED SITES.
- C2** DEVELOPMENT IN THE COUNTRYSIDE WILL BE STRICTLY LIMITED AND WILL NOT BE PERMITTED UNLESS IT WOULD BENEFIT THE LOCAL ECONOMY AND MAINTAIN OR ENHANCE THE ENVIRONMENT.

- C3** SMALL SCALE DEVELOPMENT REQUIRED BY THE PUBLIC UTILITIES UNDERTAKERS AND PRIVATE COMPANIES FOR THE EFFICIENT PROVISION AND OPERATION OF PUBLIC UTILITIES WILL BE PERMITTED IN THE COUNTRYSIDE PROVIDED THAT:
- (i) SUCH DEVELOPMENT CANNOT SUITABLY BE LOCATED WITHIN A SETTLEMENT;
  - (ii) IT CAN BE DEMONSTRATED THAT THERE IS NO ALTERNATIVE, MORE ENVIRONMENTALLY ACCEPTABLE SITE; AND
  - (iii) SATISFACTORY MEASURES CAN BE TAKEN TO MINIMISE ITS IMPACT ON THE ENVIRONMENT, THE LANDSCAPE AND ON NEARBY PROPERTIES AND LAND USES.
- C6** WITHIN THE SPECIAL LANDSCAPE AREA, PROPOSALS FOR DEVELOPMENT IN THE COUNTRYSIDE WILL BE CONSIDERED HAVING PARTICULAR REGARD TO THE HIGH QUALITY OF THE LANDSCAPE. WHERE PROPOSALS WHICH WOULD NOT HAVE AN ADVERSE EFFECT ON THE QUALITY ON THE LANDSCAPE ARE ACCEPTABLE, THEY WILL BE SUBJECT TO THE FOLLOWING CRITERIA:
- (i) THE SITING AND SCALE OF DEVELOPMENT TO BE SYMPATHETIC WITH THE LANDSCAPE; AND
  - (ii) HIGH STANDARDS OF LANDSCAPING AND DESIGN, USING MATERIALS WHICH ARE APPROPRIATE TO THE LOCALITY AND REFLECT THE CHARACTER OF THE AREA.
- CN21** WHERE AN APPLICATION FOR DEVELOPMENT MAY AFFECT A KNOWN OR POTENTIAL SITE OF ARCHAEOLOGICAL INTEREST, AS DEFINED ON THE PLAN AS AN AREA OF SPECIAL ARCHAEOLOGICAL INTEREST, THE LOCAL PLANNING AUTHORITY WILL REQUEST AN ARCHAEOLOGICAL EVALUATION TO BE CARRIED OUT BEFORE THE PLANNING APPLICATION IS DETERMINED.
- CN22** THE LOCAL PLANNING AUTHORITY WILL ALSO SEEK THE PRESERVATION OF ARCHAEOLOGICAL REMAINS THAT ARE OF REGIONAL AND LOCAL IMPORTANCE, WHETHER THEY ARE CURRENTLY KNOWN OR DISCOVERED DURING THE LIFETIME OF THE PLAN AND THERE WILL BE A PREFERENCE TO PRESERVE THEM IN SITU AND TO PROTECT THEIR SETTINGS. DEVELOPMENT THAT DOES NOT ACHIEVE ACCEPTABLE MITIGATION OF ADVERSE ARCHAEOLOGICAL EFFECTS WILL NOT BE PERMITTED. WHERE DEVELOPMENT IS PERMITTED AND PRESERVATION IN SITU IS NOT APPROPRIATE OR POSSIBLE, THE COUNCIL WILL REQUIRE SUITABLE INVESTIGATION AND RECORDING TO TAKE PLACE. THESE MEASURES WILL BE SOUGHT BY MEANS OF LEGAL AGREEMENT OR THE USE OF CONDITIONS.

- CN23** WITHIN THE HISTORIC SETTLEMENTS OF SALISBURY, AMESBURY, DOWNTON, HINDON, MERE, OLD SARUM, SHREWTON, TILSHEAD AND WILTON, THE LOCAL PLANNING AUTHORITY WILL SEEK TO ESTABLISH, PRIOR TO DETERMINING PLANNING APPLICATIONS, THE ARCHAEOLOGICAL IMPLICATIONS OF ALL DEVELOPMENT, WILL WISH TO BE INFORMED OF ALL REQUIREMENTS FOR ARCHAEOLOGICAL WORK, AND WILL CONTINUE TO SEEK THE PROVISION OF ADEQUATE FACILITIES FOR ARCHAEOLOGICAL SITE INVESTIGATION, PARTICULARLY BY USE OF AGREEMENTS WHERE APPROPRIATE, OR BY CONDITIONS ON PLANNING APPROVALS WHERE NECESSARY.
- E19** EXCEPT WITHIN THE NEW FOREST HERITAGE AREA, PROPOSALS TO REDEVELOP OR ENLARGE EXISTING EMPLOYMENT SITES IN THE COUNTRYSIDE WILL BE PERMITTED WHERE THE PROPOSED DEVELOPMENT WOULD TAKE PLACE WITHIN THE EXISTING BOUNDARIES OF THE SITE. PROPOSALS INVOLVING LAND OUTSIDE ESTABLISHED BOUNDARIES WILL BE CONSIDERED IF:
- (i) THE PROPOSAL WOULD RESULT IN IMPROVED LOCAL EMPLOYMENT OPPORTUNITIES;
  - (ii) THE PROPOSAL WILL IMPROVE THE OPERATIONAL EFFICIENCY OF THE ENTERPRISE;
  - (iii) THERE IS NO SUITABLE ALTERNATIVE BUILDING IN THE IMMEDIATE LOCALITY;
  - (iv) THERE IS NO ADVERSE IMPACT ON THE CHARACTER OF THE SURROUNDING LANDSCAPE OR BIODIVERSITY;
  - (v) THERE IS NO UNACCEPTABLE INCREASE IN VEHICULAR TRAFFIC OR ADDITIONAL RELIANCE ON THE PRIVATE CAR; AND
  - (vi) THE ENVIRONMENT OF ANY NEARBY DWELLINGS WILL NOT BE ADVERSELY AFFECTED.
- G8** IN GROUNDWATER SOURCE PROTECTION AREAS, THE LOCAL PLANNING AUTHORITY WILL SEEK TO ENSURE THAT DEVELOPMENT RESPECTS THE NEED TO PROTECT WATER RESOURCES.