

RELEVANT PLANNING POLICIES

WILTSHIRE STRUCTURE PLAN (JANUARY 2001)

- C1 THE MAINTENANCE AND ENHANCEMENT OF THE COUNTY'S NATURE CONSERVATION RESOURCES SHOULD BE SAFEGUARDED, THROUGH THE CONTROL OF DEVELOPMENT, AND BY POSITIVE ACTION SUCH AS SYMPATHETIC LAND MANAGEMENT.
- 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 AS A VALUABLE NATURE CONSERVATION RESOURCE 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.
- C8 IN AREAS OF OUTSTANDING NATURAL BEAUTY, PROPOSALS FOR DEVELOPMENT SHOULD BE CONSIDERED HAVING PARTICULAR REGARD TO THE NATIONAL DESIGNATION OF THEIR LANDSCAPE QUALITY, AND THE NEED TO PROTECT, CONSERVE AND WHERE POSSIBLE ENHANCE BY POSITIVE MEASURES, THE NATURAL BEAUTY OF THE LANDSCAPE. IN CONSIDERING PROPOSALS, REGARD SHOULD ALSO BE GIVEN TO THE SOCIAL AND ECONOMIC WELL-BEING OF THE AREA. PROVISION FOR MAJOR INDUSTRIAL OR COMMERCIAL DEVELOPMENT SHOULD NOT BE MADE UNLESS PROVED TO BE IN THE NATIONAL INTEREST AND INCAPABLE OF BEING ACCOMMODATED OUTSIDE THESE AREAS.
- 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".
- MSP2 WITHIN AREAS OF OUTSTANDING NATURAL BEAUTY AND THE NEW FOREST HERITAGE AREA, PROPOSALS FOR THE EXTRACTION OF SAND AND GRAVEL, CRUSHED ROCK, CLAY OR CHALK SHOULD BE ASSESSED AND DEMONSTRATED TO BE IN THE PUBLIC INTEREST AND WILL ONLY BE PERMITTED IN EXCEPTIONAL CIRCUMSTANCES.

MSP3 LAND USED FOR MINERALS EXPLORATION OR WORKING OR FOR ASSOCIATED PLANT OR BUILDINGS SHOULD BE RESTORED AT THE EARLIEST OPPORTUNITY TO A STATE WHICH WILL PRESERVE OR ENHANCE THE OVERALL QUALITY OF THE ENVIRONMENT AND WHICH IS SUITABLE FOR A BENEFICIAL AFTER-USE APPROPRIATE TO THE LOCATION. IN PARTICULAR:

- (i) THE AGRICULTURAL POTENTIAL OF ANY AREA OF BEST AND MOST VERSATILE AGRICULTURAL LAND SHOULD BE MAINTAINED OR ENHANCED BY RESTORATION OF THE SITE; AND
- (ii) WHERE APPROPRIATE, RESTORED LAND SHOULD BE SUBJECT TO A PERIOD OF AFTERCARE.

SALISBURY DISTRICT LOCAL PLAN (JUNE 2003)

C1 THE DISTRICT COUNCIL WILL ENDEAVOUR TO PROTECT, RESTORE AND IMPROVE THE NATURAL BEAUTY AND AMENITY OF THE DISTRICT.

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.

C4 WITHIN THE CRANBORNE CHASE AND WEST WILTSHIRE DOWNS AREA OF OUTSTANDING NATURAL BEAUTY DEVELOPMENT WILL NOT BE PERMITTED IF IT WOULD HARM THE NATURAL BEAUTY OF THE LANDSCAPE. MAJOR INDUSTRIAL OR COMMERCIAL DEVELOPMENT PROPOSALS WILL NOT BE PERMITTED UNLESS THERE IS A PROVEN NATIONAL NEED AND NO SUITABLE SITE IS AVAILABLE OUTSIDE THE AONB.

C5 WITHIN THE CRANBORNE CHASE AND WEST WILTSHIRE DOWNS AREA OF OUTSTANDING NATURAL BEAUTY SMALL SCALE DEVELOPMENT PROPOSALS WILL ONLY BE PERMITTED WHERE THEY ARE IN ACCORDANCE WITH THE POLICIES OF THIS LOCAL PLAN AND PROVIDED THAT:

- (i) THE SITING AND SCALE OF DEVELOPMENT ARE SYMPATHETIC WITH THE LANDSCAPE OF THE AONB IN GENERAL AND OF THE PARTICULAR LOCALITY; AND

- (ii) STANDARDS OF LANDSCAPING AND DESIGN ARE HIGH, USING MATERIALS WHICH ARE APPROPRIATE TO THE LOCALITY AND REFLECT THE CHARACTER OF THE AREA.

REGARD SHOULD ALSO BE HAD TO THE SOCIAL AND ECONOMIC WELL-BEING OF THE AREA.

- C10 DEVELOPMENT AFFECTING A SITE OF SPECIAL SCIENTIFIC INTEREST WILL NOT BE PERMITTED UNLESS IT IS CONSISTENT WITH THE OBJECTIVES OF THE STATUTORY DESIGNATION AND CAN BE SUBJECT TO CONDITIONS WHICH WOULD PREVENT DAMAGING IMPACTS ON WILDLIFE HABITATS OR IMPORTANT PHYSICAL FEATURES, OR IF THE IMPORTANCE OF THE DEVELOPMENT IS SUFFICIENT TO OVERRIDE NATURE CONSERVATION INTERESTS AND THE NATIONAL POLICY TO SAFEGUARD THE NATIONAL NETWORK OF SUCH SITES, IN ACCORDANCE WITH STATUTORY OBLIGATIONS. DEVELOPMENT PROPOSALS IN, AROUND OR LIKELY TO AFFECT AN SSSI WILL BE SUBJECT TO SPECIAL SCRUTINY INCLUDING CONSULTATION WITH ENGLISH NATURE AS REQUIRED BY NATIONAL LEGISLATION.

DESIGNATED OR POTENTIAL SITES OF INTERNATIONAL IMPORTANCE (FOR EXAMPLE, SPECIAL PROTECTION AREAS, SPECIAL AREAS OF CONSERVATION, RAMSAR SITES AND BIOGENETIC RESERVES) WILL BE AFFORDED THE SAME PROTECTION AS SSSIs. IN ADDITION, DEVELOPMENT LIKELY TO HAVE A SIGNIFICANT EFFECT ON SUCH SITES WILL ONLY BE ALLOWED ONLY WHERE THERE IS NO ALTERNATIVE AND IF THERE ARE IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST AND COMPENSATORY MEASURES ARE PROVIDED. WHERE SUCH A SITE HOSTS A PRIORITY HABITAT, AS LISTED IN THE EC HABITATS DIRECTIVE, DEVELOPMENT SHOULD ONLY PROCEED IF REQUIRED FOR REASONS OF HUMAN HEALTH AND PUBLIC SAFETY OR WHERE THERE WOULD BE BENEFICIAL CONSEQUENCES OF PRIMARY IMPORTANCE TO NATURE CONSERVATION OR OTHER IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST IN THE OPINION OF THE EUROPEAN COMMISSION. THE ABILITY TO FIND REPLACEMENT VALUE FOR ANY ENVIRONMENTAL LOSS WILL ALSO BE A CONSIDERATION.

- 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.
- 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.

G2 NEW DEVELOPMENT WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:

- (i) A SATISFACTORY MEANS OF ACCESS AND TURNING SPACE WITHIN THE SITE, WHERE APPROPRIATE, TOGETHER WITH PARKING IN ACCORDANCE WITH THE GUIDANCE AT APPENDICES V AND VI OF THE LOCAL PLAN;
- (ii) AVOIDANCE OF PLACING AN UNDUE BURDEN ON EXISTING OR PROPOSED SERVICES AND FACILITIES, THE EXISTING OR PROPOSED LOCAL ROAD NETWORK OR OTHER INFRASTRUCTURE;
- (iii) A MINIMUM LOSS OF DISTURBANCE TO FORESTRY LAND AND THE BEST AND MOST VERSATILE AGRICULTURAL LAND, AND AVOID THE SEVERANCE OF HOLDINGS;
- (iv) RESPECT FOR EXISTING BENEFICIAL LANDSCAPE, ECOLOGICAL, ARCHAEOLOGICAL OR ARCHITECTURAL FEATURES AND INCLUDE MEASURES FOR THE ENHANCEMENT OF SUCH FEATURES AND THE LANDSCAPING OF THE SITE WHERE APPROPRIATE;
- (v) AVOIDANCE OF THE LOSS OF IMPORTANT OPEN AREAS, A GAP IN A FRONTAGE OR NATURAL OR BUILT FEATURES (SUCH AS TREES, HEDGES OR OTHER HABITATS, WALL, FENCES AND BANKS), WHICH IT IS DESIRABLE TO RETAIN;
- (vi) AVOIDANCE OF UNDULY DISTURBING, INTERFERING, CONFLICTING WITH OR OVERLOOKING ADJOINING DWELLINGS OR USES TO THE DETRIMENT OF EXISTING OCCUPIERS;
- (vii) AVOIDANCE OF LOCATIONS WHICH ARE LIABLE TO ENVIRONMENTAL PROBLEMS DUE TO THEIR PROXIMITY TO INCOMPATIBLE DEVELOPMENT;
- (viii) AVOIDANCE OF DETRIMENT TO PUBLIC HEALTH OR POLLUTION TO THE ENVIRONMENT BY THE EMISSION OF EXCESSIVE NOISE, LIGHT INTRUSION, SMOKE, FUMES, EFFLUENT OR VIBRATION; AND INCORPORATION OF ENERGY EFFICIENT DESIGN THROUGH BUILDING DESIGN, LAYOUT AND ORIENTATION.

WILTSHIRE & SWINDON MINERALS LOCAL PLAN (NOVEMBER 2001)

POLICY 1 ASSESSMENT OF MINERALS DEVELOPMENT PROPOSALS

WHERE MINERAL OPERATIONS GIVE RISE TO MATERIAL PLANNING OBJECTIONS WHICH OUTWEIGH PLANNING BENEFITS, PLANNING PERMISSION WILL ONLY BE GRANTED WHEN:

THE NEED FOR THE MINERAL OUTWEIGHS ANY ADVERSE IMPACT THE DEVELOPMENT IS LIKELY TO HAVE; AND

THE REQUIREMENT FOR THE MINERAL CANNOT BE MET FROM AN ALTERNATIVE SOURCE WITH LESS ADVERSE IMPACT

POLICY 2 MINIMISING THE IMPACT OF MINERALS DEVELOPMENT

PLANNING PERMISSION WILL BE GRANTED FOR MINERALS DEVELOPMENT ONLY WHEN ALL ITS LIKELY ADVERSE IMPACTS WILL BE KEPT TO AN ACCEPTABLE MINIMUM.

POLICY 3 CONSIDERATIONS IN THE ASSESSMENT OF MINERALS DEVELOPMENT PROPOSALS

PROPOSALS FOR MINERALS DEVELOPMENT, WILL BE ASSESSED AGAINST THE FOLLOWING CONSIDERATIONS, WHERE THEY ARE RELEVANT:

1. EVIDENCE THAT THERE IS A NEED FOR THE DEVELOPMENT, INCLUDING AN ASSESSMENT OF THE QUANTITY AND QUALITY OF THE MINERALS TO BE EXTRACTED AND/OR PROCESSED, AND THE END USES FOR WHICH THEY ARE SUITABLE;
2. ANY SIGNIFICANT ADVERSE IMPACT THAT PROPOSALS FOR ANY STRUCTURES AND BUILDINGS AND THE PROPOSED SCHEME OF WORKING, PROCESSING AND TRANSPORTATION OF THE MINERAL WOULD HAVE;
3. THE ACCEPTABILITY OF THE PROPOSALS FOR THE RESTORATION OF THE SITE AND ITS AFTER-USE(S); AND
4. ANY SIGNIFICANT ANTICIPATED ADVERSE ENVIRONMENTAL IMPACTS INCLUDING CUMULATIVE IMPACTS, (WHEN TAKEN TOGETHER WITH OTHER EXISTING PERMITTED DEVELOPMENTS) THAT THE DEVELOPMENT IS LIKELY TO HAVE, AND THE EXTENT TO WHICH PROPOSED MITIGATION MEASURES WOULD MAKE THEM ACCEPTABLE.

POLICY 7 MINIMISING THE IMPACT OF MINERALS TRAFFIC

MITIGATION OF UNACCEPTABLE ADVERSE IMPACTS OF MINERALS TRAFFIC WILL BE SOUGHT THROUGH APPROPRIATE TRAFFIC MANAGEMENT MEASURES, WITH PRIORITY GIVEN TO PROTECTING THE LOCAL NATURAL AND BUILT ENVIRONMENT AND RESOLVING ROAD SAFETY PROBLEMS. WHERE APPROPRIATE MITIGATION CANNOT BE ACHIEVED, PLANNING PERMISSION WILL BE REFUSED.

POLICY 8 HIGHWAY REQUIREMENTS OF NEW MINERALS DEVELOPMENT

MINERALS DEVELOPMENT WILL ONLY BE PERMITTED WHEN THE PROVISION FOR VEHICLE MOVEMENT WITHIN THE SITE, THE ACCESS TO THE SITE AND THE LOCAL HIGHWAY NETWORK ITSELF, ARE SUITABLE TO ACCOMMODATE THE TRAFFIC MOVEMENTS LIKELY TO BE GENERATED BY THE DEVELOPMENT.

POLICY 12 IMPORTATION OF MINERAL TO PLANT

THE IMPORTATION OF MINERAL TO EXISTING PROCESSING OR MANUFACTURING PLANT WILL ONLY BE PERMITTED WHEN SUCH IMPORTATION WILL NOT GIVE RISE TO UNACCEPTABLE ENVIRONMENTAL IMPACTS, WHERE RAW MATERIALS REQUIRED FOR MANUFACTURING PLANT ARE NOT AVAILABLE ON SITE, OR WHERE SMALL AMOUNTS OF MATERIAL ARE REQUIRED FOR BLENDING.

POLICY 13 RESIDENTIAL AMENITY

MINERALS DEVELOPMENT WILL ONLY BE PERMITTED WHEN THE PROPOSALS SAFEGUARD THE AMENITY AND CHARACTER OF ANY NEARBY DWELLINGS AND SETTLEMENTS BY INCLUDING: 1. A SCHEME OF WORKING TO MINIMISE THE PERIOD OF OPERATIONS IN SENSITIVE AREAS; AND, 2. PROVISION FOR AN ADEQUATE BUFFER ZONE TO THE WORKINGS INCORPORATING LANDSCAPING AND PLANTING, APPROPRIATE TO THE EXISTING LANDSCAPE AND CONSISTENT WITH THE PROPOSED AFTERUSE OF THE SITE, THAT WOULD BE NECESSARY TO MINIMISE ANY SIGNIFICANT ADVERSE AMENITY IMPACTS.

POLICY 19 SITES OF INTERNATIONAL/NATIONAL NATURE CONSERVATION IMPORTANCE

MINERALS DEVELOPMENT THAT IS LIKELY TO MATERIALLY REDUCE THE NATURE CONSERVATION VALUE OF A NATIONALLY DESIGNATED NATURE CONSERVATION SITE WILL ONLY BE PERMITTED WHEN IT CAN BE DEMONSTRATED THAT OTHER MATERIAL CONSIDERATIONS OUTWEIGH THE SPECIAL INTERESTS OF THE SITE AND THE PROPOSALS INCLUDE MITIGATION MEASURES TO PREVENT UNACCEPTABLE DAMAGE. MINERALS DEVELOPMENT THAT IS LIKELY TO MATERIALLY REDUCE THE NATURE CONSERVATION VALUE OF AN INTERNATIONALLY DESIGNATED NATURE CONSERVATION SITE WILL ONLY BE PERMITTED WHERE THE DEVELOPMENT CANNOT BE MET FROM AN ALTERNATIVE EXISTING SOURCE WITH LESS ADVERSE IMPACT AND WHERE THERE ARE IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST. WHERE PRIORITY SPECIES AND HABITATS ARE AFFECTED, DEVELOPMENT SHOULD PROCEED ONLY IF REQUIRED FOR REASONS OF HUMAN HEALTH AND SAFETY, OR WHERE THEY WOULD RESULT IN BENEFICIAL WIDER CONSEQUENCES OF PRIMARY IMPORTANCE TO THE ENVIRONMENT.

POLICY 30 THE SAFEGUARDING OF RIGHTS OF WAY

WHERE MINERALS DEVELOPMENT PROPOSALS AFFECT PUBLIC RIGHTS OF WAY, PLANNING PERMISSION WILL BE GRANTED ONLY WHEN IT IS DEMONSTRATED THAT THE MINIMUM INTERFERENCE OF THE RIGHT OF WAY WILL BE ACHIEVED THROUGH ITS PROTECTION OR THE DIVERSION AND WHERE DESIRABLE, REINSTATEMENT OF ITS ORIGINAL ROUTE.

POLICY 31 RESTORATION

MINERALS DEVELOPMENT WILL ONLY BE PERMITTED WHEN THE PROPOSALS (INCLUDING THOSE FOR AMENDED WORKING AND RESTORATION) PROVIDE FOR THE SATISFACTORY RESTORATION OF THE SITE AT THE EARLIEST PRACTICABLE OPPORTUNITY TO AN APPROPRIATE LANDFORM AND LANDSCAPE CHARACTER, WHICH IS CAPABLE OF SUPPORTING A BENEFICIAL AFTER-USE, IN ACCORDANCE WITH AN APPROVED SCHEME.

POLICY 51 NON-AGGREGATE MINERALS FOR NON-CEMENT USES

THE EXTRACTION OF NON-AGGREGATE MINERALS, OTHER THAN THOSE USED IN THE MANUFACTURE OF CEMENT, WILL BE PERMITTED WHEN THE PROPOSAL WILL NOT GIVE RISE TO ANY OVERRIDING ENVIRONMENTAL IMPACT AND COMPLIES WITH ALL RELEVANT POLICIES OF THIS PLAN.