

RELEVANT PLANNING POLICIES

WILTSHIRE AND SWINDON STRUCTURE PLAN 2016 (ADOPTED APRIL 2006)

- 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".
- W3** PROVISION FOR AN ADEQUATE NETWORK OF WASTE MANAGEMENT FACILITIES SHOULD BE MADE HAVING REGARD TO:
- 1) MEETING THE WASTE MANAGEMENT NEEDS OF THE PLAN AREA
 - 2) THE PROXIMITY OF THE FACILITIES TO THE SOURCE OF THE WASTE
 - 3) MAKING A CONTRIBUTION, WHERE APPROPRIATE, TOWARDS ACHIEVING REGIONAL SELF SUFFICIENCY
 - 4) ACHIEVING THE BEST PRACTICABLE ENVIRONMENTAL OPTION.
- W4** PROPOSALS FOR WASTE MANAGEMENT FACILITIES SHOULD HAVE REGARD TO EFFECTS ON LOCAL AMENITIES, NEARBY LAND USES, LANDSCAPE, THE NATURAL AND HISTORIC ENVIRONMENT, TRAFFIC GENERATION, WATER RESOURCES, POLLUTION AND RESTORATION AND AFTERCARE OF THE SITE.

NORTH WILTSHIRE LOCAL PLAN (ADOPTED 2001)

**LOCALLY IMPORTANT ARCHAEOLOGICAL SITES
POLICY RB21**

DEVELOPMENT IN DEFINED AREAS OF SPECIAL ARCHAEOLOGICAL SIGNIFICANCE, OR IN OTHER LOCALLY IMPORTANT ARCHAEOLOGICAL SITES, WILL ONLY BE PERMITTED WHERE:

1. ANY ARCHAEOLOGICAL REMAINS WOULD BE UNAFFECTED BY THE PROPOSALS; OR
2. SATISFACTORY MEASURES ARE TAKEN TO ENSURE THE PHYSICAL PRESERVATION OF ANY ARCHAEOLOGICAL REMAINS IN SITU; OR
3. IN CASES WHERE THE SIGNIFICANCE OF ANY ARCHAEOLOGICAL REMAINS IS OUTWEIGHED BY THE NEED FOR AND BENEFITS OF THE DEVELOPMENT, SATISFACTORY MEASURES ARE TAKEN TO EXCAVATE AND RECORD THE SITE AND ITS REMAINS.

THE RURAL BUFFER POLICY RC2

IN THE RURAL BUFFER, AS DEFINED ON THE PROPOSALS MAP, NEW DEVELOPMENT WILL BE STRICTLY CONTROLLED. APPROVAL WILL NOT BE GIVEN FOR THE CONSTRUCTION OF NEW BUILDINGS WHICH, INDIVIDUALLY OR CUMULATIVELY, WOULD LEAD TO THE COALESCENCE OF SETTLEMENTS OR SERIOUSLY UNDERMINE THE OPENNESS OF THE RURAL LANDSCAPE. SUBJECT TO THAT PROVISO, NEW BUILDINGS FOR THE PURPOSES OF AGRICULTURE, FORESTRY, OR OTHER USES APPROPRIATE TO A RURAL AREA WILL BE PERMITTED.

PROTECTION OF SPECIES POLICY RC17A

UNLESS THERE ARE OTHER OVERRIDING MATERIAL CONSIDERATIONS, DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD ADVERSELY AFFECT SPECIES LISTED IN THE EEC BIRDS OR HABITATS DIRECTIVES, OR OTHER SPECIES PROTECTED UNDER UK LEGISLATION OR THEIR HABITATS.

PURTON BRICKWORKS POLICY RE13

LAND AT PURTON BRICKWORKS, AS INDICATED ON THE PROPOSALS MAP, IS PROPOSED FOR BUSINESS, INDUSTRIAL AND STORAGE DEVELOPMENT (B1, B2 AND B8), SUBJECT TO THE CRITERIA AS SET OUT IN POLICY RE17.

NORTH WILTSHIRE LOCAL PLAN 2011 REVISED DEPOSIT DRAFT (NOVEMBER 2004)

This document is the ~~First~~ Revised Deposit Draft of the North Wiltshire Local Plan 2011 (~~April 2003~~) (November 2004)

Note: Changes made are indicated as follows:

deletions are in ~~striketrough~~

additions are underlined

BD1 EMPLOYMENT LAND

About ~~33~~150 ha of land is made available for business development (Use classes B1, B2 and B8 uses) within the ~~plan~~ period 1991 to 2011.

Development shall be permitted for business development (Use Classes B1, B2 and B8) on the following allocated sites, and outstanding allocations (from Adopted 2001 Local Plan):
Outstanding Local Plan Allocations

<u>Site</u>	<u>Area (Ha)</u>
<u>Brickworks, Purton</u>	<u>3.1</u>

HE68 ~~LOCALLY IMPORTANT~~ **ARCHAEOLOGICAL SITES**

Development in defined areas of special archaeological significance, or in other locally important archaeological sites, will only be permitted where:

- i) Any archaeological remains would be unaffected by the proposals; or
- ii) Satisfactory measures are taken to ensure the physical preservation of any archaeological remains in situ; or
- iii) In cases where the significance of any archaeological remains is outweighed by the need for and benefits of the development, satisfactory measures are taken to excavate and record the site and its remains.

NE942 ~~PROTECTION OF SPECIES~~

~~Unless there are other overriding material considerations, development will not be permitted which would adversely affect species protected by European legislation, or other species protected under UK legislation or their habitats.~~

Planning permission will not be granted for development which would have an adverse effect on badgers or species protected by Schedules 1, 5 or 8 of the Wildlife and Countryside Act as amended or Schedule 2 of The Conservation (Natural Habitats) Regulations (1994).

Where an overriding need for the development is demonstrated, the planning authority will impose conditions on the planning permission or enter into planning obligations to:

- i) facilitate the survival of the individual members of the species,
- ii) reduce disturbance to a minimum, and
- iii) provide adequate alternative habitats to sustain at least the current levels of population of the species.

NE123 ~~WOODLAND~~

The creation, conservation, enhancement and positive management of woodlands across the district will be supported. In particular, areas of ancient and semi-natural woodland should be protected. The retention of the visual amenity and nature conservation value will be sought in particular at the following:

- i) Bird's Marsh Wood, Chippenham
- ii) Vincient's Wood, Chippenham
- iii) Pockeredge Drive Wood, Corsham
- iv) Woodland within Braydon Forest.

NE134 THE GREAT WESTERN COMMUNITY FOREST

Development shall only be permitted where it does not prejudice the implementation of the Great Western Community Forest Plan.

NE156 THE GENERAL LANDSCAPE CHARACTER OF THE COUNTRYSIDE

In the countryside, development should respect the topography and character of the landscape by:

- i) Not protruding unnecessarily into views of prominent ridges or skylines;
- ii) Taking account of and reflecting any changes in the natural levels or slope of the site;
- iii) Not expanding out of any valley or depression which could confine the development; and
- iv) Not detracting from important views.
- v) The avoidance of the best and most versatile land.

The landscape of North Wiltshire and its locally distinctive characteristics shall be conserved and enhanced, development will be permitted if it does not adversely affect the character of an area and features that contribute to local distinctiveness.

Development shall take into account:

- i) The setting of, and relationship between, settlement and buildings and the landscape.
- ii) The pattern of woodland, trees, field boundaries, other vegetation and features.
- iii) The special qualities of watercourses and waterbodies and their surroundings such as valley floors.
- iv) The topography of the area avoiding skylines, hills and not detracting from important views.

ADOPTED WILTSHIRE AND SWINDON WASTE LOCAL PLAN 2011 (MARCH 2005)

Policy 1

Sustainable Waste Management and BPEO

To assist in achieving sustainable waste management and the BPEO, planning applications for waste management proposals must demonstrate to the satisfaction of the WPAs that they have had regard as appropriate to the need to:

- a) contribute to an adequate and integrated network of waste management facilities;
- b) meet local and national waste management targets and take full account of the Plan's waste hierarchy by maximising opportunities for waste elimination, reduction, re-use, recycling/composting and energy recovery in that order of priority;
- c) reduce consumption of, and efficiently use, primary resources;
- d) minimise the distance waste has to be transported;
- e) maximise opportunities for transporting waste by rail or water;
- f) protect and where required enhance environmental, economic, social and community assets
- g) optimise the use of previously developed or used land or buildings; and
- h) conform to the precautionary principle.

Policy 2

The Need for Waste Development and Regional Self Sufficiency

Waste management proposals will only be permitted where:

- a) there is a demonstrated need to cater for Wiltshire and Swindon's waste arisings; or
- b) there is a need to meet a demonstrated cross boundary requirement, which accords with the proximity principle, and to provide for waste arising within the Plan Area; or
- c) in the case of landfill, the development is needed for operational or restoration purposes

and where the need for the development outweighs any material planning objections.

Policy 3

Strategic Waste Management Facilities

Strategic waste management facilities (other than landfill/landraise and incineration without energy recovery) will be permitted at the locations in Schedule 1 provided the application demonstrates to the satisfaction of the WPAs that the proposal complies with Policies 1,2 and 5 to 10 of this Plan.

Such proposals shall include provision for the on-site recovery of waste materials where appropriate to achieve the BPEO. Where proposals are for facilities that fall below recycling and composting in the waste hierarchy, the applicant must demonstrate that the proposal will not compete for waste arisings that would otherwise be recycled or composted or for which capacity is likely to be provided within the Plan period for recycling or composting.

Proposals for strategic facilities at locations not identified in Schedule 1 will only be permitted:

- a) where it can be demonstrated that the preferred areas for strategic facilities are no longer either available or suitable for the proposed development ; or
- b) where the proposal would meet a strategic requirement not provided for in Schedule 1; or
- c) where it can be demonstrated that the proposal would be the BPEO for the area it would serve, and would contribute to the achievement of the BPEO for the Plan area and the region as a whole.

Policy 6

Environmental Protection, Human Health, and Amenity & Transport

Proposals for new and/or extended waste management facilities will only be permitted where it can be demonstrated that there will be no significant adverse impact on the environment, human health or amenity. A high standard of design will be required and applicants will need to demonstrate in their application that their proposals fulfil the following requirements:

- a) Safeguarding the amenity and character of any nearby dwellings, settlements and other nearby, sensitive land uses, including urban green spaces, and the countryside. In addition waste management development should not impede the improvement of adjoining areas of degraded environment;
- b) High quality design of the site, buildings, structures and access roads, to achieve an acceptable visual impact on the surrounding area;
- c) The control of noise and light emissions and their impact on existing or committed noise or light sensitive development or areas;
- d) The control of air emissions, including smell and dust;
- e) The need to avoid the creation of contaminated land;
- f) Control of the impacts of traffic movement on local communities, sensitive areas and the highway network, including making the best and most efficient use of strategic and local lorry routes. Where appropriate, applications should be accompanied by a Transport Assessment which addresses the impact on the road network of traffic generated by the proposed development;
- g) Protection of the best and most versatile agricultural land;
- h) Protection and where appropriate enhancement of the water environment, including protection of groundwater, watercourses and other surface water, the avoidance of flood risk and the efficient use of water;
- i) Protection and where appropriate enhancement of any affected designated sites of nature conservation, habitat and biodiversity, landscape, countryside, archaeological and/or cultural heritage importance, including listed buildings and conservation areas, taking into account the objectives of the designations;
- j) Protection of other features identified as being important for biodiversity, and any rare and protected species;
- k) Protection of important local landscapes;
- l) Protection of the settings of listed buildings, conservation areas and scheduled monuments;
- m) Protection of other important archaeological remains, parks and gardens of historic interest and the Roundway Down Battlefield;

- n) Protection of other recreational, cultural and tourism assets;
- o) The safeguarding of rights of way;
- p) The safeguarding of canal and railway routes where their re-use may be achievable; and
- q) The requirement to safeguard airfields.

Policy 8

Restoration and Aftercare of Sites

Planning permission for waste management development where reinstatement is required will only be granted if:

- a) The proposals provide for satisfactory restoration of the site at the earliest practicable opportunity to an appropriate landform and landscape character capable of supporting a beneficial after-use; and
- b) Where appropriate, a scheme of aftercare for the site is provided.

Policy 19

Extensions to Existing Landfill Sites

Extensions to existing landfill sites will only be permitted where the application demonstrates to the satisfaction of the WPAs that the proposal:

- a) is necessary for operational or restoration purposes;
- b) provides for on-site recovery of waste wherever this would achieve the BPEO;
- c) makes provision for the management and control of the generation of any leachate and landfill gas including, where appropriate, the recovery of energy from landfill gas; and
- d) complies with Policies 1, 2 and 5 to 10 of this Plan.