

**RELEVANT PLANNING POLICIES**

**NORTH WILTSHIRE LOCAL PLAN 2011 (JUNE 2006)**

**C1 - SUSTAINABILITY CORE POLICY**

DEVELOPMENT PROPOSALS WILL BE EXAMINED FOR THEIR PERFORMANCE AGAINST THE SUSTAINABLE DEVELOPMENT PRINCIPLES SET OUT BELOW.

WHERE PERFORMANCE ON ANY SUSTAINABLE DEVELOPMENT PRINCIPLE IS CONSIDERED TO BE LOW, DEVELOPMENT PROPOSALS WILL NEED TO DEMONSTRATE THAT THE BENEFITS OF THE DEVELOPMENT SUBSTANTIALLY OUTWEIGH THE DISADVANTAGES OF NOT MEETING ALL THE CRITERIA.

- (i) PROMOTES OR MAINTAINS THE LONG TERM ECONOMIC HEALTH OF THE LOCAL ECONOMY
- (ii) PROMOTES OR MAINTAINS SOCIALLY INCLUSIVE COMMUNITIES AND THEIR ACCESS TO COMMUNITY INFRASTRUCTURE
- (iii) PROMOTES OR MAINTAINS THE QUALITY OF THE NATURAL AND THE HISTORIC ENVIRONMENT
- (iv) DEMONSTRATES THE PRUDENT USE OF NATURAL RESOURCES AND INCORPORATES, WHERE RELEVANT, RECYCLING, RENEWABLE ENERGY AND ENERGY CONSERVATION MEASURES.

**C3 - DEVELOPMENT CONTROL CORE POLICY**

NEW DEVELOPMENT WILL BE PERMITTED SUBJECT TO THE FOLLOWING CRITERIA:

- (i) RESPECT FOR THE LOCAL CHARACTER AND DISTINCTIVENESS OF THE AREA WITH REGARD TO THE DESIGN, SIZE, SCALE, DENSITY, MASSING, MATERIALS, SITING AND LAYOUT OF THE PROPOSAL;
- (ii) RESPECT FOR THE QUALITY OF THE NATURAL AND BUILT ENVIRONMENT, INCLUDING THE HISTORIC ENVIRONMENT, ARCHAEOLOGY AND ECOLOGY OF THE LOCALITY AND WHERE NECESSARY INCLUDE MEASURES FOR THE PRESERVATION OR ENHANCEMENT OF SUCH FEATURES;
- (iii) AVOID CREATING DEVELOPMENTS WITH UNACCEPTABLE LOW LEVELS OF PRIVACY AND AMENITIES AND AVOID THE UNACCEPTABLE LOSS OF PRIVACY AND AMENITIES TO ADJACENT DWELLINGS OR OTHER USES TO THE DETRIMENT OF EXISTING OCCUPIERS DEVELOPMENT;
- (iv) ENSURE ACCESS INTO AND WITHIN THE DEVELOPMENT IS SAFE, MINIMISES THE RISK FROM CRIME, AND IS CONVENIENT AND ATTRACTIVE TO PEDESTRIANS, CYCLISTS, AND PEOPLE WITH DISABILITIES;

- (v) INCORPORATE ENERGY CONSERVATION FEATURES AND DESIGN PRINCIPLES TO PROMOTE THE USE OF RENEWABLE ENERGY SOURCES AND PRIORITISE THE USE OF LOCAL, NATURAL AND RECYCLED MATERIALS, PROVIDE SATISFACTORY ARRANGEMENTS FOR EFFICIENT WATER SUPPLY, USE AND DISPOSAL AND PROPOSALS FOR THE STORAGE, COLLECTION AND RECYCLING OF REFUSE;
- (vi) PROMOTE SUSTAINABLE PATTERNS OF DEVELOPMENT THAT WILL REDUCE THE OVERALL NEED TO TRAVEL AND SUPPORT INCREASED USE OF PUBLIC TRANSPORT, CYCLING AND WALKING;
- (vii) HAVE A SATISFACTORY MEANS OF ACCESS, TURNING, CAR PARKING AND SECURE CYCLE STORAGE AND NOT RESULT IN A DETRIMENTAL IMPACT UPON HIGHWAY OR PEDESTRIAN SAFETY;
- (viii) AVOID OVERLOADING OF EXISTING OR PROPOSED SERVICES AND FACILITIES, THE LOCAL ROAD NETWORK OR OTHER INFRASTRUCTURE;
- (ix) AVOID LOCATIONS THAT WOULD GENERATE, OR BE SUBJECT TO, A DETRIMENTAL EFFECT UPON PUBLIC HEALTH OR POLLUTION TO THE ENVIRONMENT BY THE EMISSION OR PRODUCTION OF EXCESSIVE NOISE, LIGHT INTRUSION, SMOKE, FUMES, EFFLUENT, VIBRATION, WASTE OR LITTER.

## **NE9 - PROTECTION OF SPECIES**

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 1981 AS AMENDED BY SECTION 74 OF THE COUNTRYSIDE AND RIGHTS OF WAY ACT 2000 OR SCHEDULE 2 OF THE CONSERVATION (NATURAL HABITATS) REGULATIONS (1994) AND PROTECTION OF BADGERS ACT 2000.

EXCEPTIONALLY, WHERE THE REASONS FOR DEVELOPMENT CLEARLY OUTWEIGH THE NATURE CONSERVATION VALUE OF THE SPECIES, NATIONAL POLICY, AND THERE ARE NO SUITABLE ALTERNATIVES, 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 ENSURE THE POPULATION IS MAINTAINED AT FAVOURABLE CONSERVATION STATUS WITHIN ITS NATURAL RANGE.

## **NE11 - CONSERVING BIODIVERSITY**

DEVELOPMENT PROPOSALS SHOULD ENSURE THAT SPECIES AND HABITATS SET OUT IN THE UK AND LOCAL BIODIVERSITY ACTION PLANS WILL BE PROTECTED, AND WHERE POSSIBLE, ENHANCED TO HELP DELIVER BAP TARGETS.

DEVELOPMENT WHICH WOULD ADVERSELY AFFECT, DIRECTLY OR INDIRECTLY, THE BIODIVERSITY OF THE DISTRICT WILL ONLY BE PERMITTED WHEN MITIGATING MEASURES CAN BE PROVIDED TO RETAIN AND REINSTATE THE LEVEL OF BIODIVERSITY VALUE. IN ORDER TO ACHIEVE THIS, CONDITIONS AND/OR PLANNING OBLIGATIONS WILL BE USED.

APPROPRIATE MANAGEMENT WILL ALSO BE ENCOURAGED THROUGH USE OF CONDITIONS, PLANNING OBLIGATIONS AND/OR BY ENTERING INTO MANAGEMENT AGREEMENTS WITH LANDOWNERS AND DEVELOPERS, WHERE APPROPRIATE.

## **NE15 - THE LANDSCAPE CHARACTER OF THE COUNTRYSIDE**

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 RIVER VALLEYS.
- (iv) THE TOPOGRAPHY OF THE AREA AVOIDING SENSITIVE SKYLINES, HILLS AND NOT DETRACTING FROM IMPORTANT VIEWS.

THE BEST AND MOST VERSATILE AGRICULTURAL LAND SHALL BE PROTECTED FROM NON-AGRICULTURAL DEVELOPMENT.

## **NE21 - DEVELOPMENT IN FLOOD RISK AREAS**

DEVELOPMENT IN AREAS OF FLOOD RISK WILL BE EXPECTED TO BE IN ACCORDANCE WITH A SEQUENTIAL APPROACH WHEREBY SITES ARE DEVELOPED IN ORDER OF RISK, WITH A PREFERENCE FOR THE DEVELOPMENT OF SITES WITH NO FLOOD RISK. DEVELOPERS WILL NEED TO DEMONSTRATE THAT FOR DEVELOPMENTS PROPOSED IN HIGHER RISK FLOOD AREAS THAT THERE ARE NO OTHER APPROPRIATE SITES AVAILABLE IN LOWER RISK AREAS. DEVELOPMENT IN FLOOD RISK AREAS MUST PROVIDE AT LEAST THE MINIMUM STANDARD OF FLOOD DEFENCES THAT CAN BE MAINTAINED FOR THE LIFETIME OF THE DEVELOPMENT AND MUST NOT:

- (i) IMPEDE FLOOD FLOWS, OR
- (ii) INCREASE FLOOD RISK ELSEWHERE, OR
- (iii) RESULT IN A NET LOSS OF FLOODPLAIN STORAGE.

WHERE DEVELOPMENT PROPOSALS ARE ON PREVIOUSLY DEVELOPED SITES AT RISK FROM FLOODING, THERE SHOULD BE A PREFERENCE FOR AREAS ALREADY DEFENDED TO THE MINIMUM STANDARD.

## **T1 - MINIMISING THE NEED TO TRAVEL**

NEW DEVELOPMENT SHOULD BE DESIGNED AND LOCATED TO MINIMISE THE NEED TO TRAVEL WHILST BEING ACCESSIBLE BY CYCLING, WALKING AND PUBLIC TRANSPORT. HOUSING DEVELOPMENTS SHOULD BE ACCESSIBLE TO JOBS, EDUCATION, HEALTH FACILITIES, SHOPPING, LEISURE AND LOCAL SERVICES. PROPOSALS WILL BE PERMITTED PROVIDED THEY MEET THESE SUSTAINABLE TRANSPORT REQUIREMENTS.

## **T2 - TRANSPORT ASSESSMENT AND TRAVEL PLANS**

TRANSPORT ASSESSMENTS ARE REQUIRED TO IDENTIFY THE IMPACT OF A DEVELOPMENT ON THE TRANSPORT NETWORK AND TRAVEL PLANS ARE REQUIRED TO SET OUT SUSTAINABLE FORMS OF TRAVEL TO AND FROM A DEVELOPMENT. PROPOSALS THAT DEMONSTRATE NO ADVERSE IMPACT WILL BE GRANTED PLANNING PERMISSION. ALL PLANNING APPLICATIONS ABOVE THE THRESHOLDS DETAILED IN APPENDIX 4 WILL BE REQUIRED TO SUBMIT A TRANSPORT ASSESSMENT AND TRAVEL PLAN.

FOR PLANNING APPLICATIONS BELOW THE THRESHOLDS NORTH WILTSHIRE DISTRICT COUNCIL RESERVE THE RIGHT TO REQUIRE A TRANSPORT ASSESSMENT AND/OR TRAVEL PLAN IF THERE ARE ACCESS AND/OR PARKING ISSUES.

## **T4 - CYCLING, WALKING AND PUBLIC TRANSPORT**

PLANNING APPLICATIONS ARE EXPECTED TO MAKE APPROPRIATE PROVISION AND GIVE PRIORITY ACCESS FOR CYCLISTS, PEDESTRIANS AND PUBLIC TRANSPORT USERS. MEASURES MUST IMPROVE ROAD SAFETY, ENHANCE THE ENVIRONMENT AND ASSIST THE ACCESS AND MOVEMENT OF PERSONS WITH A DISABILITY OR IMPAIRMENT.

## **CF1 - LOCAL COMMUNITY AND EDUCATION FACILITIES**

WITHIN OR ADJOINING THE FRAMEWORK BOUNDARIES OF TOWNS AND VILLAGES AS DEFINED ON THE PROPOSALS MAP, THE PROVISION OF LOCAL COMMUNITY AND EDUCATION FACILITIES WILL BE PERMITTED.

LAND FOR THE FOLLOWING LOCAL COMMUNITY AND EDUCATION FACILITIES IS SAFEGUARDED ON THE PROPOSAL MAPS:

LAND BETWEEN KNOCKDOWN LANE AND SOPWORTH LANE – PROPOSED SCHOOL

STONEOVER LANE, WOOTTON BASSETT – PROPOSED SCHOOL

LAND OFF BLACKWELL HAMS, PEWESHAM WAY, CHIPPENHAM – PROPOSED COMMUNITY HALL,

BARN AT DERRIADS FARM, CHIPPENHAM – PROPOSED COMMUNITY USE