

**RELEVANT PLANNING POLICIES**

**WILTSHIRE AND SWINDON STRUCTURE PLAN 2016 (ADOPTED APRIL 2006)**

**NATURE CONSERVATION  
POLICY 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.

**MINERALS  
POLICY MSP1**

A CONTRIBUTION TO MEETING LOCAL, REGIONAL AND NATIONAL NEEDS FOR MINERALS WILL BE MAINTAINED AT A LEVEL WHICH IS APPROPRIATE TO THE NATURE AND EXTENT OF THE PLAN AREA'S MINERAL RESOURCES AND WHICH WOULD NOT GIVE RISE TO UNACCEPTABLE IMPACTS. MINERAL DEVELOPMENTS AND ASSOCIATED DEVELOPMENT WHICH WOULD HAVE SIGNIFICANT ADVERSE EFFECTS ON THE ENVIRONMENT WILL BE RESISTED, UNLESS THE NEED FOR THE PARTICULAR MINERAL IS OVERRIDING. ENCOURAGEMENT WILL BE GIVEN TO THE EFFICIENT USE OF ALL MINERALS AND MAXIMISING THE USE OF SECONDARY AND RECYCLED AGGREGATES WHEREVER PRACTICABLE, TO REDUCE THE NEED FOR MINERAL EXTRACTION.

**POLICY MSP6**

PROVISION FOR THE EXTRACTION OF CEMENT RAW MATERIALS WILL BE SOUGHT IN THE VICINITY OF WESTBURY CEMENT WORKS TO MAINTAIN LANDBANKS IN ACCORDANCE WITH GOVERNMENT GUIDANCE, SUBJECT TO SAFEGUARDING THE ENVIRONMENT.

**ADOPTED WILTSHIRE AND 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 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 14 - AGRICULTURAL LAND**

UNLESS EXCEPTIONAL CIRCUMSTANCES PREVAIL, MINERALS DEVELOPMENT ON "THE BEST AND MOST VERSATILE" AGRICULTURAL LAND, WILL ONLY BE PERMITTED WHEN THE APPLICANT CAN DEMONSTRATE THAT SITE WORKING, RESTORATION AND AFTERCARE WILL BE CARRIED OUT IN A MANNER WHICH WILL PRESERVE THE LONG TERM POTENTIAL OF THE SITE TO BE USED AS THE "BEST AND MOST VERSATILE" LAND.

### **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 32 - AFTER-USE**

ON COMPLETION OF EXTRACTION, MINERAL SITES SHOULD BE RESTORED TO A BENEFICIAL AFTER-USE, WITH PRIORITY GIVEN TO USE FOR EITHER NATURE CONSERVATION, FORESTRY, OR (IN ACCORDANCE WITH POLICY 14) AGRICULTURE.

### **POLICY 48 - LANDBANKS FOR CEMENT RAW MATERIALS**

RESERVES OF CHALK AND CLAY FOR CEMENT MANUFACTURE WILL BE MAINTAINED THROUGHOUT THE PLAN PERIOD TO SERVE WESTBURY CEMENT WORKS IN ACCORDANCE WITH GOVERNMENT GUIDANCE, WHEN DEVELOPMENT PROPOSALS ACCORD WITH ALL OTHER RELEVANT POLICIES OF THIS PLAN.

### **POLICY 49 - PREFERRED AREAS FOR PROPOSALS FOR CEMENT RAW MATERIALS**

THE FOLLOWING AREAS, IDENTIFIED ON THE PROPOSALS MAP, ARE DEFINED AS PREFERRED AREAS FOR THE EXTRACTION OF RAW CHALK MATERIALS FOR CEMENT MANUFACTURE AT WESTBURY CEMENT WORKS:

PREFERRED AREA FOR CHALK: LAND ADJACENT TO THE EXISTING CHALK QUARRY.

THE FOLLOWING AREA, IDENTIFIED ON THE PROPOSALS MAP IS DEFINED AS A PREFERRED AREA FOR CLAY FOR CEMENT MANUFACTURE AT WESTBURY CEMENT WORKS:

PREFERRED AREA FOR CLAY: LAND NORTH OF CAPPS LANE FARM.

PLANNING PERMISSION WILL BE GRANTED WITHIN THESE AREAS PROVIDED THAT THE PROPOSALS WILL NOT GIVE RISE TO ANY OVERRIDING ENVIRONMENTAL IMPACT, COMPLY WITH OTHER RELEVANT POLICIES OF THIS PLAN, AND IN THE PREFERRED AREA FOR CHALK ADDRESS THE DEVELOPMENT CONTROL CRITERIA SET OUT IN THE SITE ASSESSMENTS FOR EACH PREFERRED AREA. IN PARTICULAR THE PREFERRED AREA FOR CHALK MUST BE RESTORED TO A MIX OF GREENED SLOPES AND EXPOSED CHALK FACES FOR NATURE CONSERVATION PURPOSES.

## **WEST WILTSHIRE DISTRICT PLAN 1<sup>ST</sup> ALTERATION (JUNE 2004)**

### **SPECIAL LANDSCAPE AREAS POLICY C3**

SPECIAL LANDSCAPE AREAS, AS DEFINED ON THE PROPOSALS MAPS, ARE IDENTIFIED AS FOLLOWS:-

- (a) SALISBURY PLAIN
- (b) THE CORSLEY HEATH TO CHAPMANSLADE GREENSAND RIDGE
- (c) THE HIGHER LAND OF THE SPYE AND BOWOOD PARKLANDS
- (d) THE RIVER FROME VALLEY AT VAGGS HILL
- (e) THE SOUTHERN FRINGES OF THE COTSWOLDS NOT COVERED BY AREA OF OUTSTANDING NATURAL BEAUTY DESIGNATION.

THE LANDSCAPE CHARACTER OF SPECIAL LANDSCAPE AREAS WILL BE CONSERVED AND ENHANCED AND DEVELOPMENT WILL NOT BE PERMITTED WHICH IS CONSIDERED TO BE DETRIMENTAL TO THE HIGH QUALITY OF THESE LANDSCAPES.

PROPOSALS FOR DEVELOPMENT ESSENTIAL TO THE SOCIAL AND ECONOMIC WELL-BEING OF THE RURAL COMMUNITY OR DESIRABLE FOR THE ENJOYMENT OF ITS AMENITIES WILL BE PERMITTED HAVING REGARD TO HIGHWAYS, ACCESS, SCALE, DESIGN, MATERIALS, LOCATION, SITING, LANDSCAPING AND OTHER APPROPRIATE ENVIRONMENTAL CONSIDERATIONS.

### **NATURE CONSERVATION POLICY C4a**

DESIGNATED AND POTENTIAL SITES OF INTERNATIONAL IMPORTANCE, SUCH AS SPECIAL PROTECTION AREAS FOR WILD BIRDS (SPA), SPECIAL AREAS OF CONSERVATION (SACS), OR RAMSAR SITES, WILL BE SUBJECT TO THE MOST RIGOROUS EXAMINATION TO REFLECT THEIR IMPORTANCE. SUCH SITES ARE SHOWN ON THE PROPOSALS MAP AND LISTED BELOW.

- (a) WINSLEY MINES (CANDIDATE SPECIAL AREA OF CONSERVATION);
- (b) SALISBURY PLAIN (SPECIAL PROTECTION AREA FOR WILD BIRDS AND CANDIDATE SPECIAL AREA OF CONSERVATION);
- (c) SALISBURY RIVER AVON SYSTEM (CANDIDATE SPECIAL AREA OF CONSERVATION).

DEVELOPMENT PROPOSALS WILL BE ASSESSED AGAINST A SITE'S CONSERVATION OBJECTIVES.

DEVELOPMENT THAT IS LIKELY TO ADVERSELY AFFECT THE INTEGRITY OF THE SITE WILL BE PERMITTED ONLY WHERE THERE IS NO ALTERNATIVE SOLUTION AND WHERE THERE ARE IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST. IF THE SITE IS HOST TO A PRIORITY HABITAT OR SPECIES, DEVELOPMENT WILL BE PERMITTED ONLY IF IT IS NECESSARY FOR HUMAN HEALTH, OR PUBLIC SAFETY, OR FOR OTHER IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST, OR IF THERE ARE BENEFITS OF PRIMARY IMPORTANCE TO THE ENVIRONMENT.

WHERE SUCH DEVELOPMENT DOES PROCEED, CONDITIONS OR PLANNING AGREEMENTS WILL BE USED TO SECURE ALL COMPENSATORY MEASURES NECESSARY TO ENSURE THE INTERNATIONAL SIGNIFICANCE OF THE SITE.

AREAS OF HIGH ECOLOGICAL VALUE, REGIONALLY IMPORTANT GEOLOGICAL OR GEOMORPHOLOGICAL SITES, AND SITES OF NATURE CONSERVATION INTEREST.

#### **SITES OF SPECIAL SCIENTIFIC INTEREST POLICY C5**

DEVELOPMENT AFFECTING SITES OF SPECIAL SCIENTIFIC INTEREST (SSSI), INCLUDING THOSE SHOWN ON THE PROPOSALS MAP AND LISTED BELOW, WILL NOT BE PERMITTED WHERE IT WOULD HAVE AN ADVERSE IMPACT ON WILDLIFE HABITATS OR IMPORTANT PHYSICAL FEATURES, UNLESS THE PROPOSALS CAN BE SUBJECT TO CONDITIONS WHICH PREVENT DAMAGING IMPACT OR IF OTHER MATERIAL FACTORS ARE SUFFICIENT TO OVERRIDE THE SPECIAL NATURE CONSERVATION INTEREST.

A	MIDFORD VALLEY WOODS
B	GRIPWOOD QUARRY
C	SPYE PARK
D	BRATTON DOWNS
E	WESTBURY IRONSTONE QUARRY
G	CLEY HILL
H	SCRATCHBURY AND COTLEY HILLS
I	STARVEALL AND STONY DOWN
J	BRIMSDOWN HILL
K	TYTHERINGTON DOWN
L	STOCKTON WOOD AND DOWN
M	INWOOD, WARLEIGH
N	PICKET AND CLANGER WOODS
O	WINSLEY MINES
P	UPTON COW DOWN
Q	SALISBURY PLAIN
R	LONGLEAT WOODS
S	SALISBURY RIVER AVON SYSTEM
T	STEEPLE ASHTON

## **AREAS OF HIGH ECOLOGICAL VALUE, REGIONALLY IMPORTANT GEOLOGICAL OR GEOMORPHOLOGICAL SITES, AND SITES OF NATURE CONSERVATION INTEREST POLICY C6**

AREAS OF HIGH ECOLOGICAL VALUE (AHEVs), REGIONALLY IMPORTANT GEOLOGICAL OR GEOMORPHOLOGICAL SITES (RIGS), AND SITES OF NATURE CONSERVATION INTEREST (SNCIs) WILL BE PROTECTED FROM DETRIMENTAL DEVELOPMENT. THESE FEATURES ARE DEFINED ON THE PROPOSALS MAP: THE AHEVs ARE:

- A THE COTSWOLDS
- B SPYE PARK
- C SALISBURY PLAIN WEST
- D THE DEVERILLS
- E SALISBURY RIVER AVON SYSTEM
- F GROVELY/GREAT RIDGE

DEVELOPMENT PROPOSALS IN OR NEAR AHEVs, RIGS, OR SNCIs WILL NOT BE PERMITTED IF CONSIDERED HARMFUL TO THE ECOLOGICAL INTEREST OF THESE SCARCE AND VULNERABLE HABITATS OR IF IT WOULD RESULT IN THE SERIOUS LOSS OF FLORA AND FAUNA, UNLESS THERE IS NO SUITABLE ALTERNATIVE OR IF OTHER MATERIAL FACTORS ARE SUFFICIENT TO OVERRIDE THE SPECIAL NATURE CONSERVATION INTEREST. WHERE DEVELOPMENT IS PERMITTED, PROPOSALS WILL BE SUBJECT TO CONDITIONS OR PLANNING AGREEMENTS THAT PREVENT DAMAGING IMPACTS ON WILDLIFE, HABITATS OR IMPORTANT PHYSICAL FEATURES.

## **NATIONALLY IMPORTANT SITES POLICY C13**

ALL SCHEDULED ANCIENT MONUMENTS AND OTHER NATIONALLY IMPORTANT SITES AND MONUMENTS WILL BE PROTECTED AND PRESERVED IN SITU. PLANNING PERMISSION FOR DEVELOPMENT PROPOSALS IN OR NEAR SUCH SITES WHICH WOULD BE DAMAGING AND/OR DETRIMENTAL TO THE MONUMENT AND ITS SETTING WILL NOT BE PERMITTED.

## **ARCHAEOLOGICAL ASSESSMENT POLICY C15**

ARCHAEOLOGICAL ASSESSMENT WILL BE REQUIRED FOR DEVELOPMENT PROPOSALS WITHIN THE AREAS OF ARCHAEOLOGICAL INTEREST, OR AFFECTING AN AREA OF 1 HECTARE OR MORE WITHIN AREAS OF HIGHER ARCHAEOLOGICAL POTENTIAL, AS SHOWN ON THE PROPOSALS MAP. THE RESULTS SHOULD BE SUBMITTED WITH THE PLANNING APPLICATION.